



## Melford Hall Road

Solihull, B91 2ES

£1,450 Per Calendar Month



This three bed semi detached family home is ideally located just off the Warwick Road boasting easy access for Solihull Town Centre whilst also being a few minutes walk from the Dovehouse Parade shops.

The property comprises of an entrance porch, hallway, lounge with feature fireplace, dining room, guest cloakroom and spacious breakfast kitchen with cooker and hob.

To the first floor there are three double bedrooms and the main family bathroom.

The property further benefits from double glazing, gas central heating, large rear garden and driveway.

The property is offered unfurnished and is available to move into at the start of January.

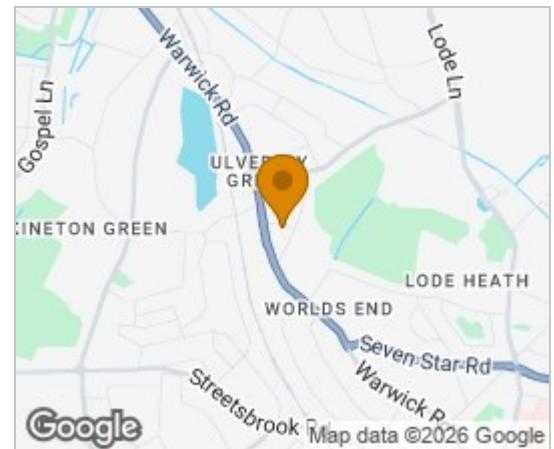
Council Tax Band; D

EPC Rating; TBC

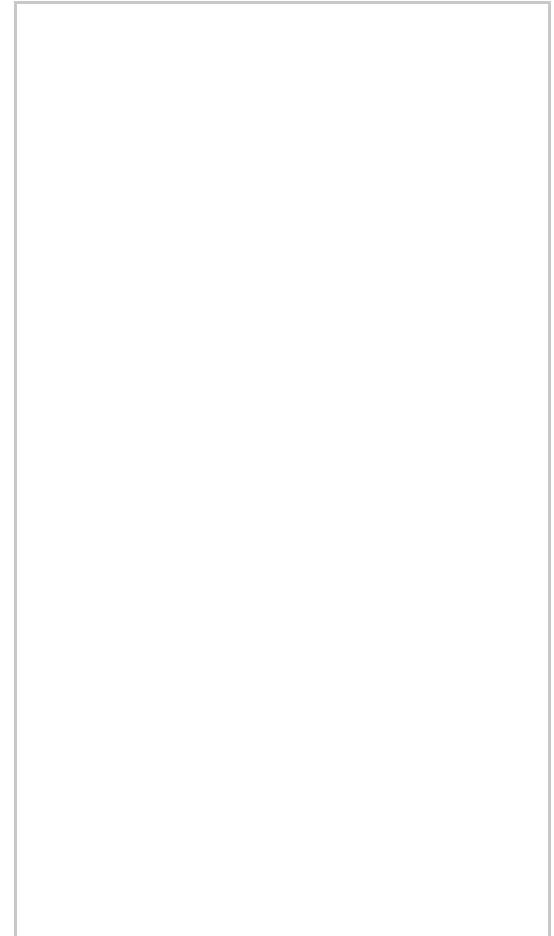


Conveniently situated one mile from Solihull Town Centre and within walking distance of the local shops and Olton Railway Station is this spacious and well presented three bedroom semi detached family home. Available un-furnished, the property very briefly offers; large entrance porch, hallway, lounge with feature fireplace and doors to the rear garden, separate dining room, fitted breakfast ki...

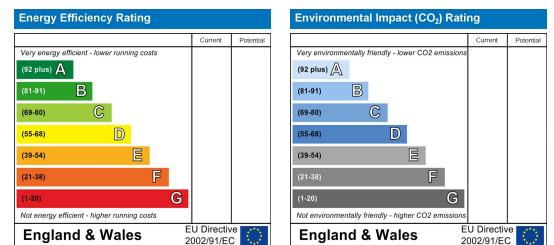
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.