



Melton Avenue, Solihull





Property Description

SOLIHULL LOCATION! This three bedroom semi detached is in a great location and is perfect for a first time buyer or family looking to get on the ladder and into a good area!! Close to local transport links, schools and amenities. CALL NOW on 0121 742 1725!

Entrance Hallway

Double glazed door to side elevation, central heating radiator and stairs to first floor accommodation.

Cloakroom

Housing meters.

Lounge

11' 10" into bay x 18' 10" (3.61m into bay x 5.74m)
Two central heating radiators and electric fire.

Kitchen/ Diner

14' 6" max x 12' 8" max (4.42m max x 3.86m max)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, dishwasher, central heating radiator and tiling to splash prone areas.

Utility Room

11' 6" max x 11' 5" max (3.51m max x 3.48m max)
Double glazed door to side elevation, base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, space and plumbing for tumble dryer , storage cupboard and central heating radiator.

Landing

Double glazed window to side elevation and loft access.

Bedroom One

10' 4" x 14' 5" max (3.15m x 4.39m max)
Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bedroom Two

9' 10" x 10' 7" (3.00m x 3.23m)
Two double glazed windows to front elevation and central heating radiator.

Bedroom Three

7' 11" into wardrobes x 9' 11" max (2.41m into wardrobes x 3.02m max)
Double glazed window to front elevation and central heating radiator.

Bathroom

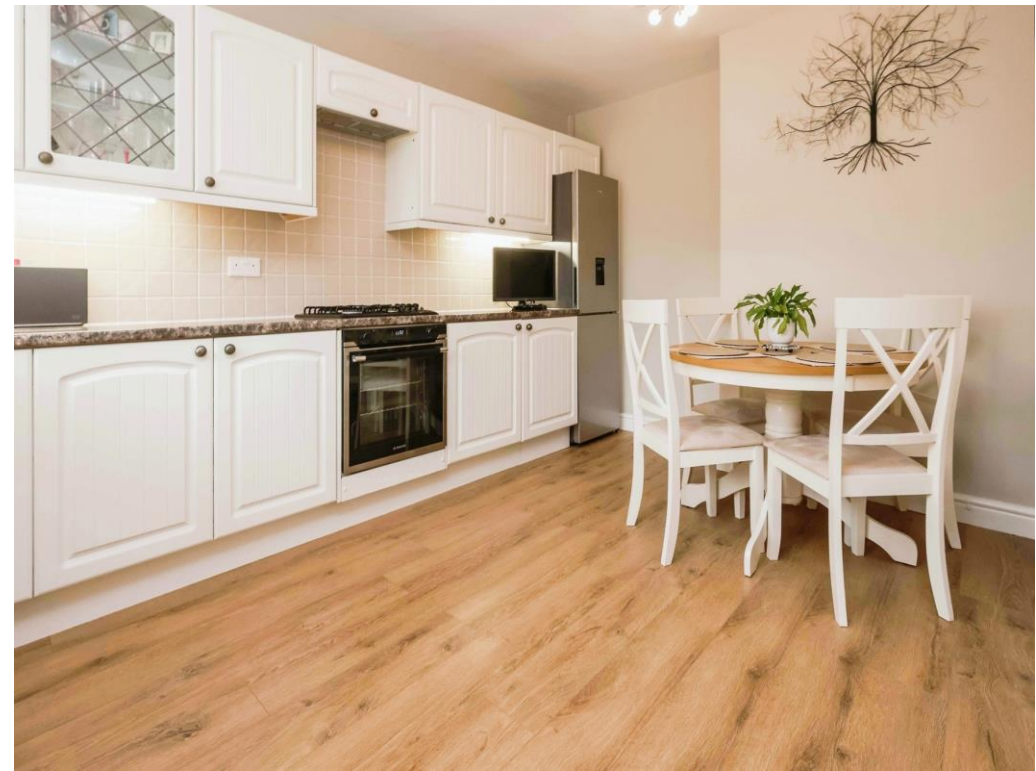
Bath with shower attachment, wash hand basin, W.C, tiling to walls and floor, central heating radiator and airing cupboard housing central heating boiler.

Ground Floor W.C

W.C, wash hand basin and tiling to splash prone areas.

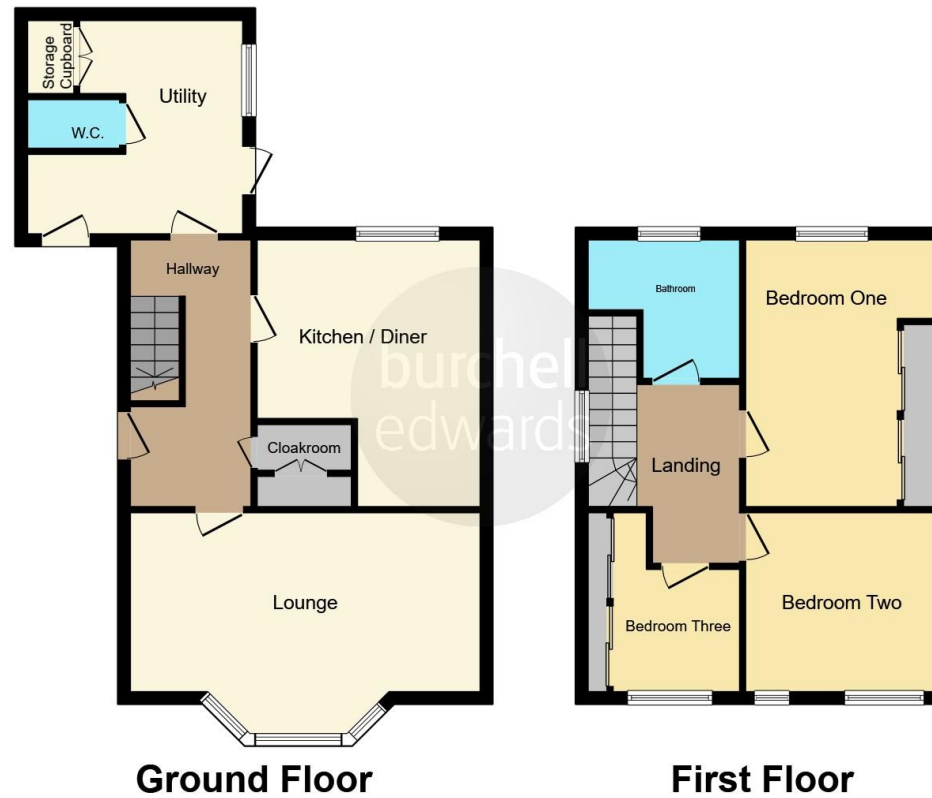
Rear Garden

Slabbed patio, laid lawn and raised bedding.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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