



melvyn
Danes
ESTATE AGENTS

Melton Avenue

Solihull

Asking Price £300,000

Description

Melton Avenue leads just off Hobs Moat Road which links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find a good choice of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs.

Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a crescent of shops in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property is approached via a large drive way with mature shrubs and a path leading to the front door into the accommodation which comprises of generous entrance hall, large living room with bay window and feature fire place. A big fitted kitchen with pantry storage and a range of integrated appliances and ample space for a large table and chairs. Off the hall is access into the rear lobby that has the benefit of independent front access, rear access into the garden and further access to the ground floor WC and rear store room. An ideal space for coats boots and utilities.

To the first floor we have three bedrooms two of which are great sizes with the third being a generous single. All the bedrooms benefit from built in wardrobe or closet storage. Off the landing is airing cupboard storage and access into the family bathroom fitted with wash basin, toilet and bath with shower over.

To the rear we have a large private garden mainly laid to lawn with mature shrub planting and a patio area with the frontage offering good parking and a path leading to the front and rear door access.



Accommodation

Entrance Hall

Living Room

18'10" x 9'11" (5.765 x 3.024)

Kitchen/Breakfast Room

14'4" x 12'9" (4.385 x 3.887)

Utility

Ground Floor WC

Store Room

Bedroom One

10'5" x 12'10" (3.191 x 3.931)

Bedroom Two

10'6" x 9'10" (3.207 x 3.022)

Bedroom Three

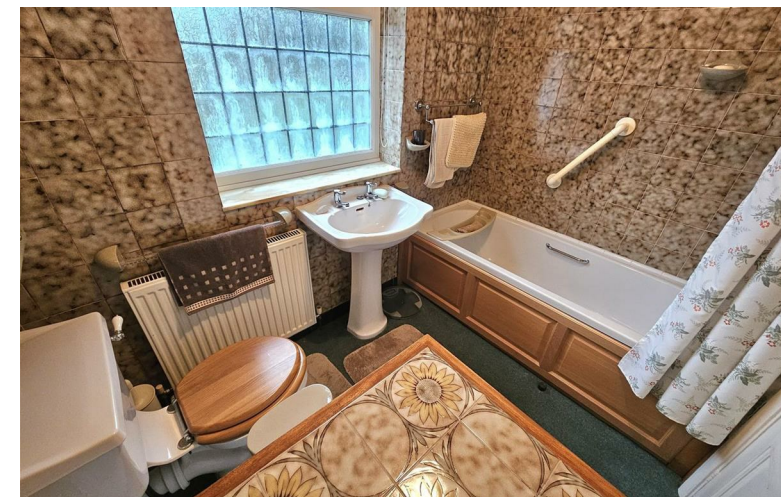
8'1" x 7'7" (2.470 x 2.316)

Bathroom

7'11" x 5'8" (2.431 x 1.735)

Private Rear Gardens

Off Road Parking



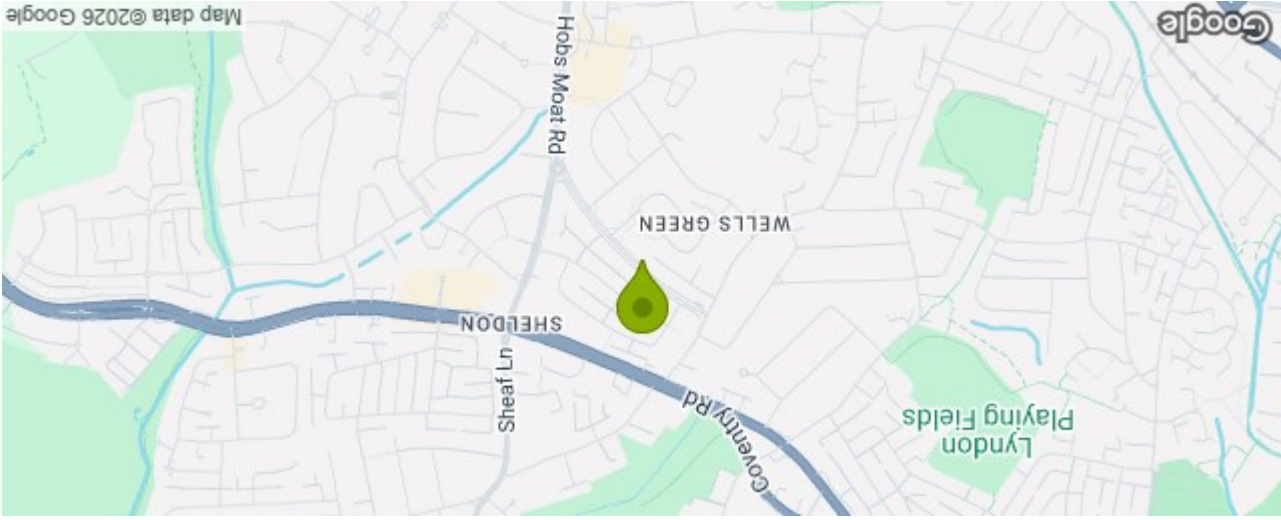
TENURE: We are advised that the property is Freehold.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 13/10/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

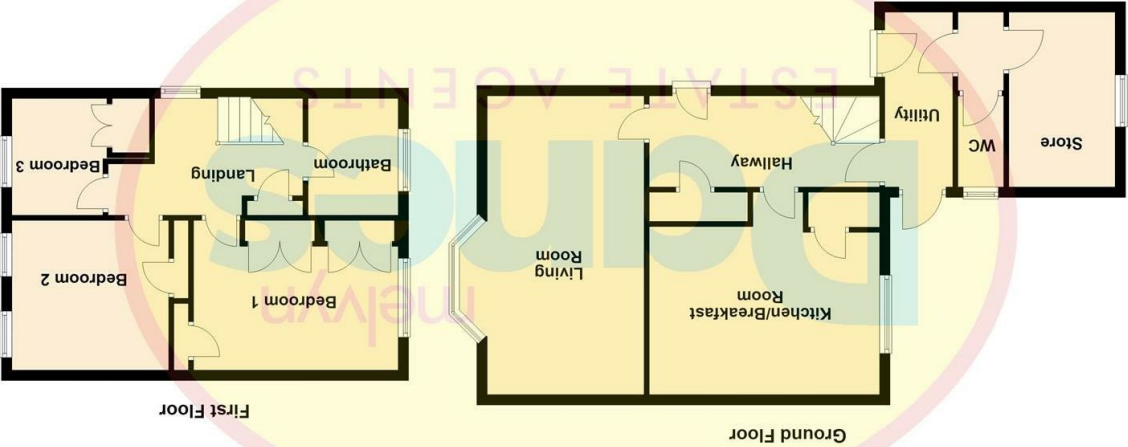
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		England & Wales
Potential	Current	

71 Melton Avenue Solihull Solihull B92 8HH
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.