



Melton Avenue | Solihull | B92 8HF

Guide price £335,000



KINGSWAY
ESTATE AGENTS

Key features

- Three Double Bedrooms
- Generous Rear Garden
- Off Road Parking For Two to Three Vehicles
- Walking Distance To Local Amenities
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to present this generous and well-maintained three-bedroom semi-detached home, ideally located in the sought-after area of Solihull.

The property is accessed via a separate porch which opens into a spacious entrance hallway, benefitting from a useful built-in storage cupboard. From here, the accommodation flows into a bright and airy lounge, enhanced by French patio doors that open directly onto the rear garden, creating a fantastic space for both relaxing and entertaining.

Also on the ground floor is a modern kitchen/diner offering ample space for family dining. This is complemented by a separate outbuilding which offers a utility area, WC, and a versatile office space, again featuring patio doors with access to the garden.

On the first floor, the property boasts a stylish and well-appointed family bathroom with a shower over the bath, a generous primary bedroom with built-in wardrobes, and two further well-proportioned double bedrooms.

Externally, the property offers off-road parking for two to three vehicles at the front. The rear garden is a real highlight, featuring a pleasant combination of patio and lawn.

The property is conveniently situated near local amenities such as shops and restaurants, Fitness First, Planet Ice and a variety of schools.

EPC Rating: C



Lounge
9'11" x 18'10"

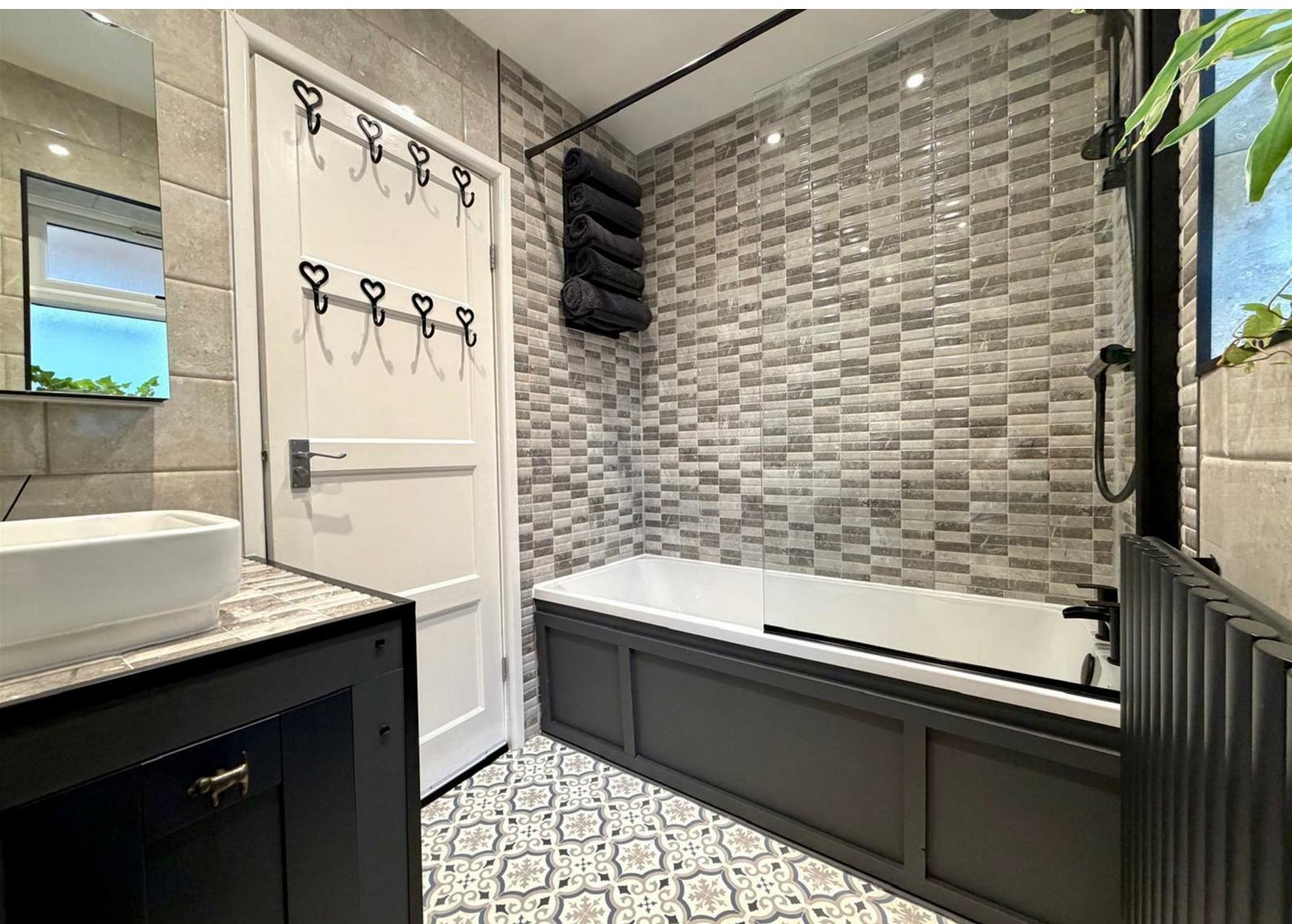
Kitchen/Dining Room
14'4" x 12'7"

Office Space
10'0" x 4'4"

Bedroom One
10'11" to wardrobes x 10'5"

Bedroom Two
11'6" x 9'11"

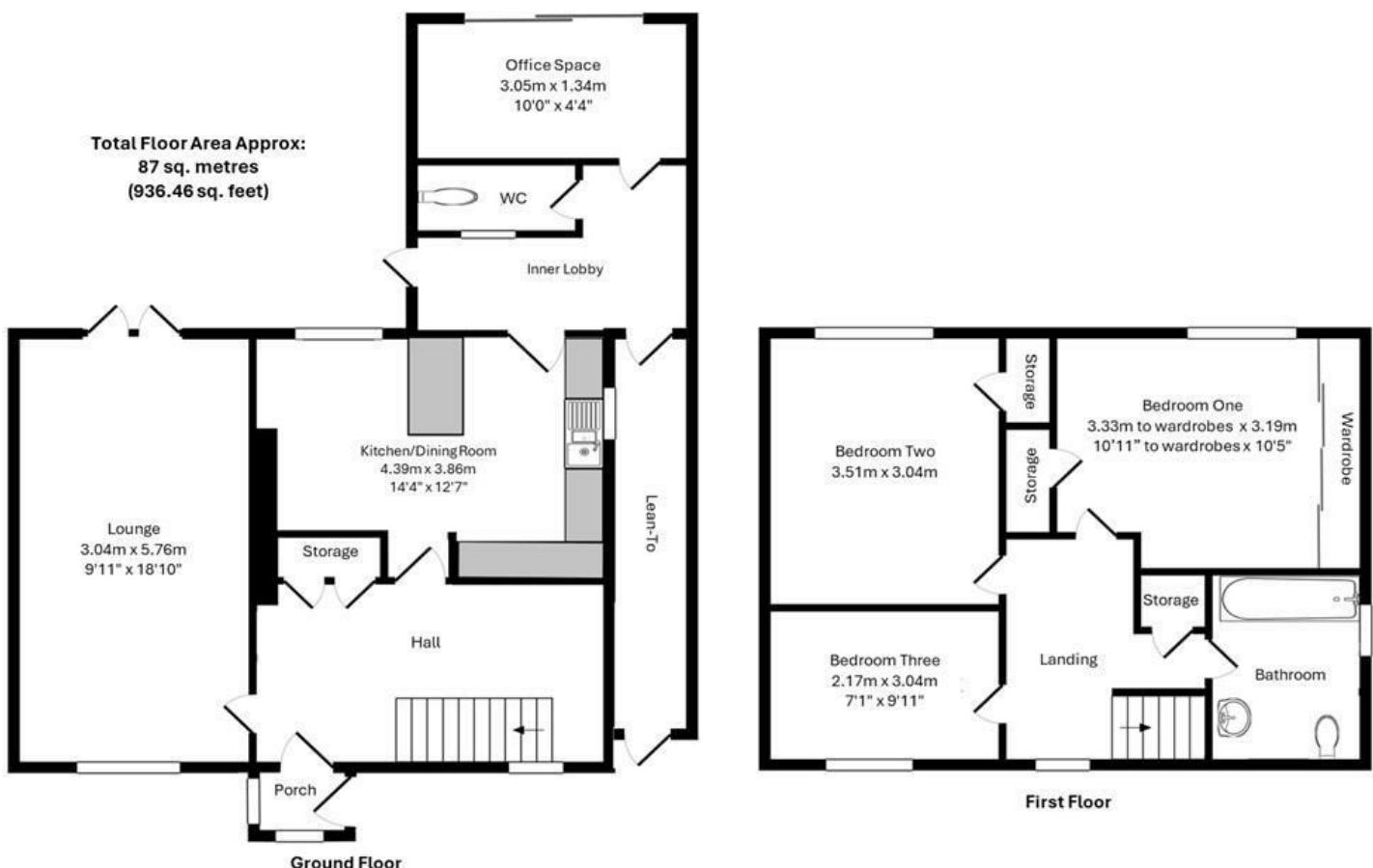
Bedroom Three
7'1" x 9'11"







Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	71	77
EU Directive 2002/91/EC		



01926 760024
info@kingswayestateagents.co.uk
kingswayestateagents.co.uk