



smarthomes

**Melton Avenue**

Solihull

- A Well Presented Semi-Detached Bungalow
- Three Bedrooms
- Spacious Lounge
- Breakfast Kitchen & No Upward Chain

**Guide Price £300,000**

Current EPC Rating - D  
Current Council Tax Band - D





## Property Description

MODERN AUCTION PROPERTY

T&C's and Buyers Fees Apply.

A well presented three bedroom semi detached bungalow offering lounge, conservatory, breakfast kitchen, three double bedrooms, separate WC, three piece family bathroom, off-road parking, private rear garden, UPVC double glazing and gas central heating

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Lounge 4.6m x 4.1m (15'1" x 13'5")

Conservatory to Rear 3.5m x 2.8m (11'5" x 9'2")

Kitchen/Breakfast Room to Side 3.4m x 3.4m (11'1" x 11'1")

Bedroom One to Rear 4.5m x 2.9m (14'9" x 9'6")

Bedroom Two/Dining Room to Front 4.2m x 2.9m (13'9" x 9'6")

Bedroom Three to Front 3.3m x 2.6m (10'9" x 8'6")

Three Piece Bathroom to Side 2.7m x 1.7m (8'10" x 5'6")

Separate W.C

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



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