



**20 Hanson Grove, Solihull, B92 7QB**

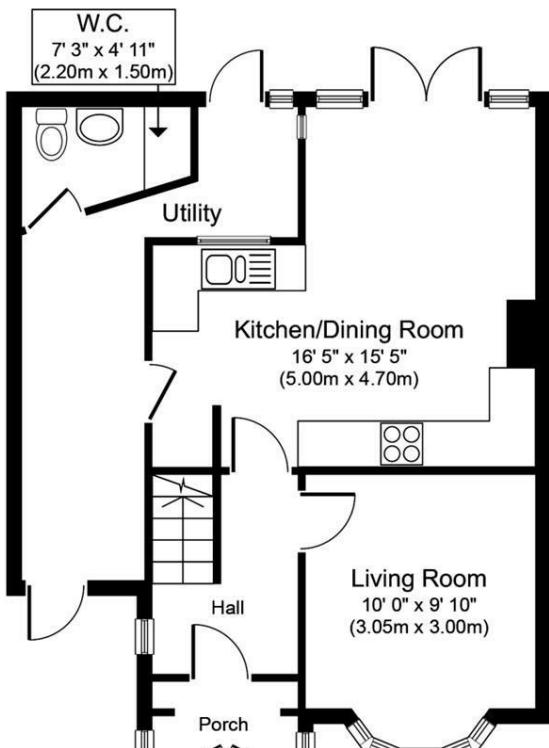
**£995**

Melvyn Danes are delighted to offer this newly decorated modern three bedroom home, available immediately on an unfurnished basis. The property comprises; porch, entrance hallway, living room, extended kitchen diner, side utility area with downstairs W.C, three bedrooms (2 doubles & 1 single), and bathroom.

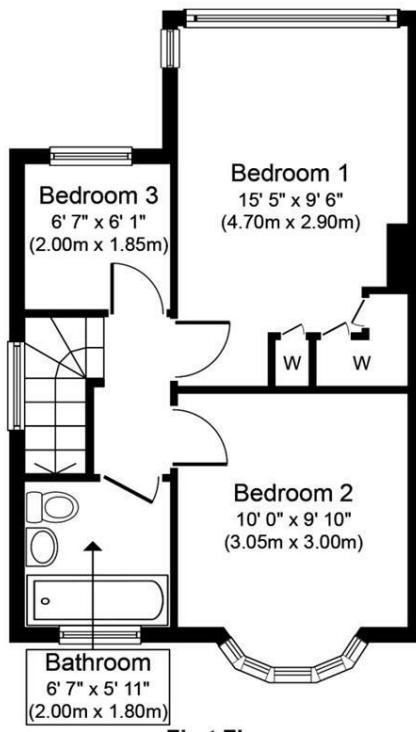
\*\*\*Pets considered at £1015pcm\*\*\*



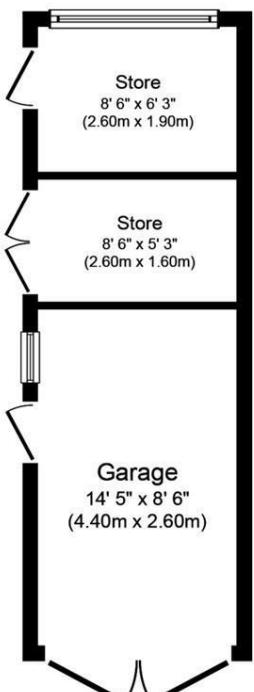
## Floor Plan



**Ground Floor**  
Approximate Floor Area  
560 sq. ft.  
(52.0 sq. m.)



**First Floor**  
Approximate Floor Area  
388 sq. ft.  
(36.0 sq. m.)



**Outbuilding**  
Approximate Floor Area  
226 sq. ft.  
(21.0 sq. m.)

**Approx. Gross Internal Total Floor Area 1,173 sq. ft. (109.0 sq. m.)**

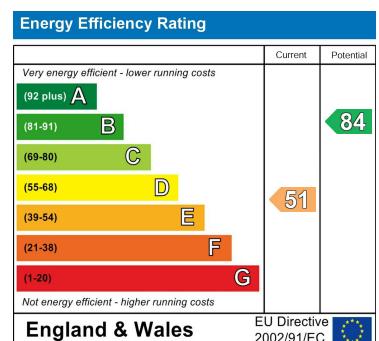
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | [www.houseviz.com](http://www.houseviz.com)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.