



138 Melton Avenue, Solihull

Guide Price £250,000





Melton Avenue

Solihull | B92

PROPERTY OVERVIEW

Presenting this attractive three-bedroom semi-detached property, perfectly suited for first-time buyers or investors looking for a promising opportunity. Upon entering, you are greeted by a welcoming hallway that seamlessly connects the ground floor. The property boasts a fitted kitchen/diner with integrated appliances, ideal for hosting gatherings or enjoying daily meals. The spacious living room offers a comfortable retreat for relaxation and entertainment. Upstairs, three well-proportioned bedrooms await, two of which are doubles, all complemented by a conveniently placed family bathroom.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Ideal For First Time Buyers Or Investors
- Kitchen / Diner
- Spacious Living Room
- Three Bedrooms
- Lawn Rear Garden
- Family Bathroom
- Early Viewing Essential





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

ITEMS INCLUDED IN SALE

All carpets, all curtains and all blinds.

ADDITIONAL INFORMATION

Services - mains gas and electricity. Broadband - Virgin. Loft space - which is boarded.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





PORCH

HALLWAY

KITCHEN / DINER

15' 8" x 8' 11" (4.77m x 2.72m)

LIVING ROOM

15' 3" x 10' 0" (4.64m x 3.05m)

FIRST FLOOR

BEDROOM ONE

13' 9" x 8' 2" (4.19m x 2.50m)

BEDROOM TWO

10' 3" x 9' 6" (3.13m x 2.89m)

BEDROOM THREE

6' 6" x 6' 1" (1.97m x 1.86m)

BATHROOM

6' 11" x 5' 11" (2.12m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 69.0 sq.m. = 743 sq.ft. approx.

OUTSIDE THE PROPERTY

LAWN REAR GARDEN

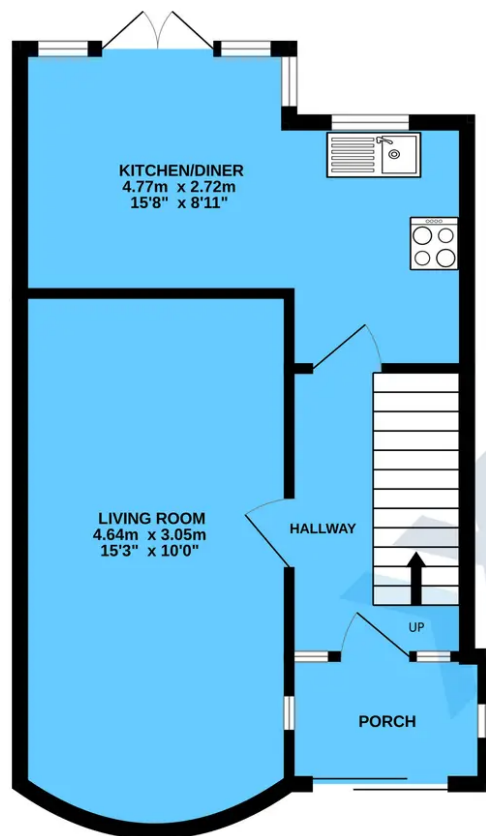


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

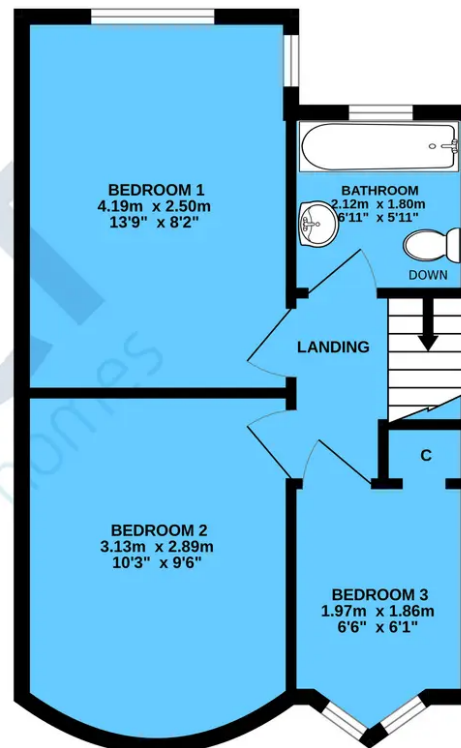
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	4	1
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 69.0 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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