



**Danes**  
melvyn  
ESTATE AGENTS

**Melton Avenue  
Solihull  
£350,000**

## Description

### GREAT FAMILY HOME WITH NO ONWARD CHAIN!

This larger style semi detached house MUST be viewed and is in a superb location near to a good range of shops, facilities and transport links.

Comprising enclosed porch, entrance hall, through lounge/diner, additional versatile room and extended, re fitted kitchen to the ground floor. Upstairs there are three good bedrooms and a re fitted bathroom.

Further benefiting from central heating, double glazing, driveway for multiple vehicles and low maintenance rear garden.



## Accommodation

**Driveway For Multiple Vehicles**

**Enclosed Porch**

10' max x 4'2 (3.05m max x 1.27m)

**Entrance Hall**

6'11 x 15'7 (2.11m x 4.75m)

**Through Lounge/Diner**

10'11 x 26'3 to bay (3.33m x 8.00m to bay)

**Additional Reception Room**

7'5 x 19'6 (2.26m x 5.94m)

**Extended, Re Fitted Kitchen**

15'4 x 8'3 (4.67m x 2.51m)

**Landing**

7' x 9'4 (2.13m x 2.84m)

**Bedroom One**

10'11 x 15'5 to bay (3.33m x 4.70m to bay)

**Bedroom Two**

10'11 x 12'10 (3.33m x 3.91m)

**Bedroom Three**

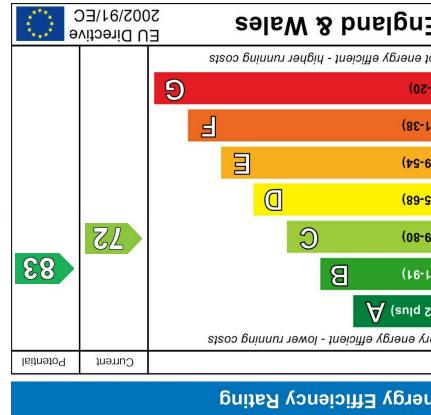
6'11 x 7'9 (2.11m x 2.36m)

**Re Fitted Bathroom**

6'10 x 8'4 (2.08m x 2.54m)

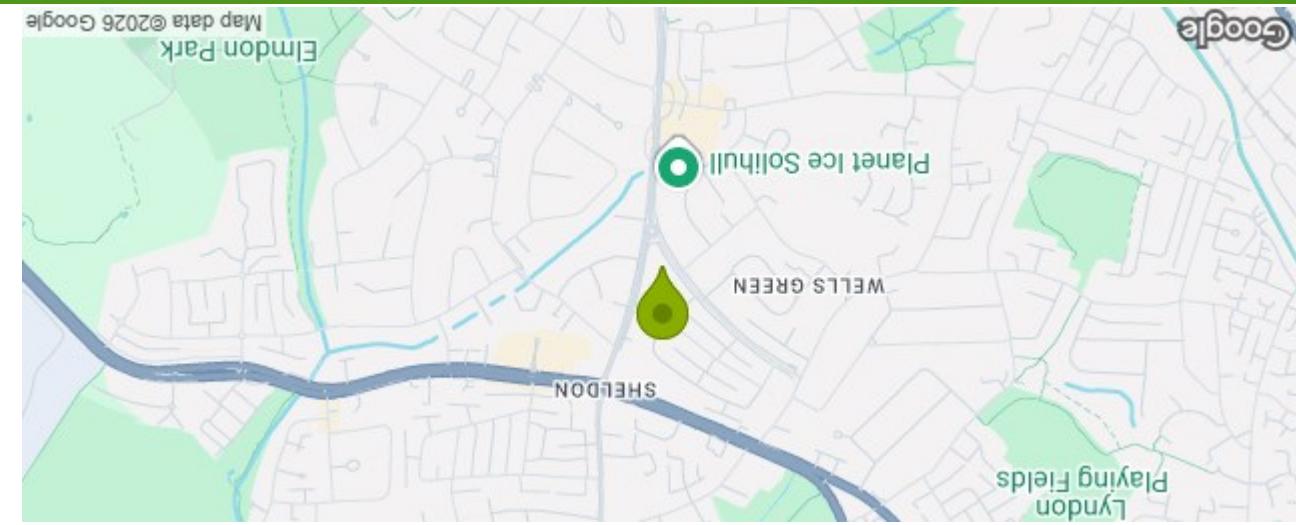
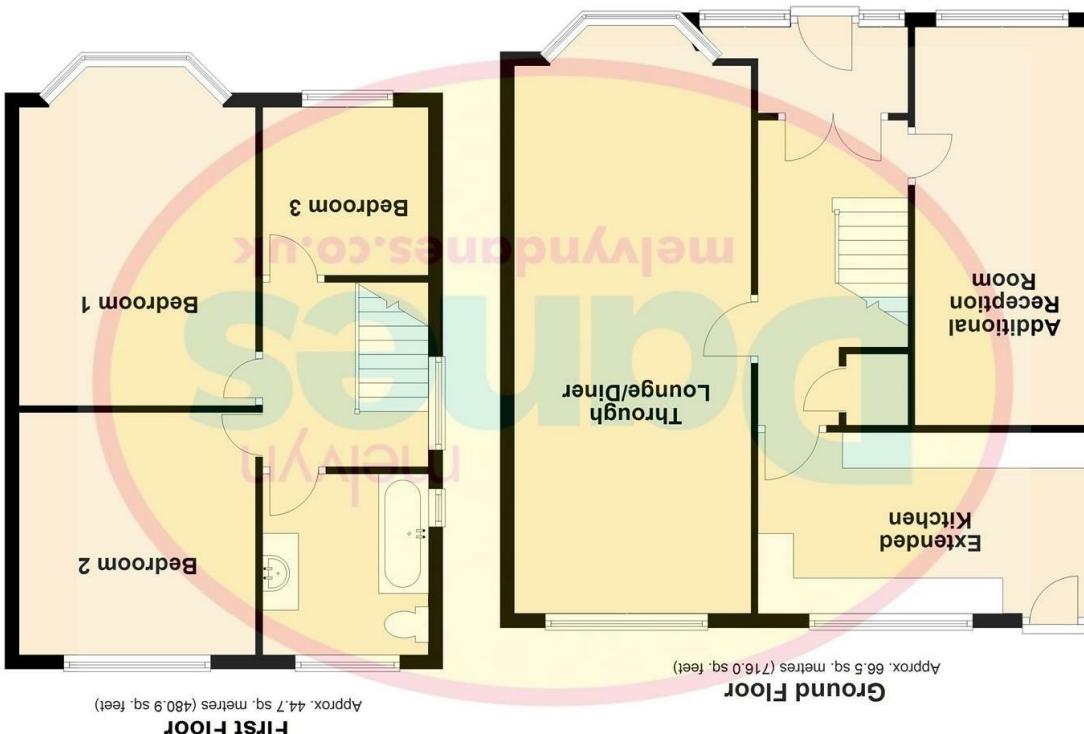
**Low Maintenance Rear Garden**





Council Tax Band: D  
20 Melton Avenue Solihull Solihull B92 8HP

Total area: approx. 111.2 sq. metres (1196.9 sq. feet)



MONY LANDLORDING 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 review publicly available information from vendors and intermediaries, we may use approved external services which avoid the need to request detailed identity information from vendors and intermediaries. However, should there be a reasonable time, we may write to ask for detailed information from vendors and intermediaries. If you do not provide satisfactory evidence to us, we may have to stop letting for you and we would ask for your co-operation in order that there will be no delay in agreeing a lease. Any purchaser who has a professional offer accepting this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

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VIEWING: By appointment only with the office below.

PROPERTY: Please refer to checker.com or uk for mobile coverage at the property. This can vary depending on the network provider and circumstances, precise location and network outages.

MOBILE: Please refer to checker.com or uk for mobile coverage only and based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or missions. 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 conveyancers or surveyors are approached. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Prospective buyers are provided for illustrative purposes only and the terms shown in these are not necessarily included in the sale. Unless specifically stated, the agent has not tested any apparatus, fixtures or fittings or services mentioned in the sale. Prospective buyers are advised to satisfy themselves as to the working order of these are in working order.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.com or uk on 30/01/2026. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.