melvyn
Danes
ESTATE AGENTS
Melton Avenue
Solihull
Asking Price £260,000

Description

Melton Avenue leads just off Hobs Moat Road which links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find a good choice of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs.

Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a crescent of shops in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

This traditional style semi-detached house is set back from the road behind a service road and driveway allowing parking for numerous vehicles. The property is accessed via glazed sliding doors into the porch and further access via front door into the accommodation which comprises of entrance hall with under stair storage, good sized through living room with large bay window, open plan kitchen dinner with integrated appliances and ample space for a large table with the benefit of French doors opening onto the garden.

To the first floor we have three bedrooms two of which are good sized doubles and a further single. Off the landing is the family bathroom and loft access.

To the rear we have a private garden laid mainly to lawn with a patio and bordered by panelled fencing.

Accommodation

Entrance Porch

Entrance Hall

Living Room
15'5" x 9'6" (4.71 x 2.90)

Kitchen/Dining Room
12'7" max x 16'3" max (3.86 max x 4.97 max)

Bedroom One
13'4" x 9'6" (4.07 x 2.90)

Bedroom Two
12'0" x 9'6" (3.67 x 2.90)

Bedroom Three
6'8" x 6'5" (2.05 x 1.97)

Bathroom

Private Rear Garden

Off Road Parking

TENURE: We are advised that the property is Freehold.

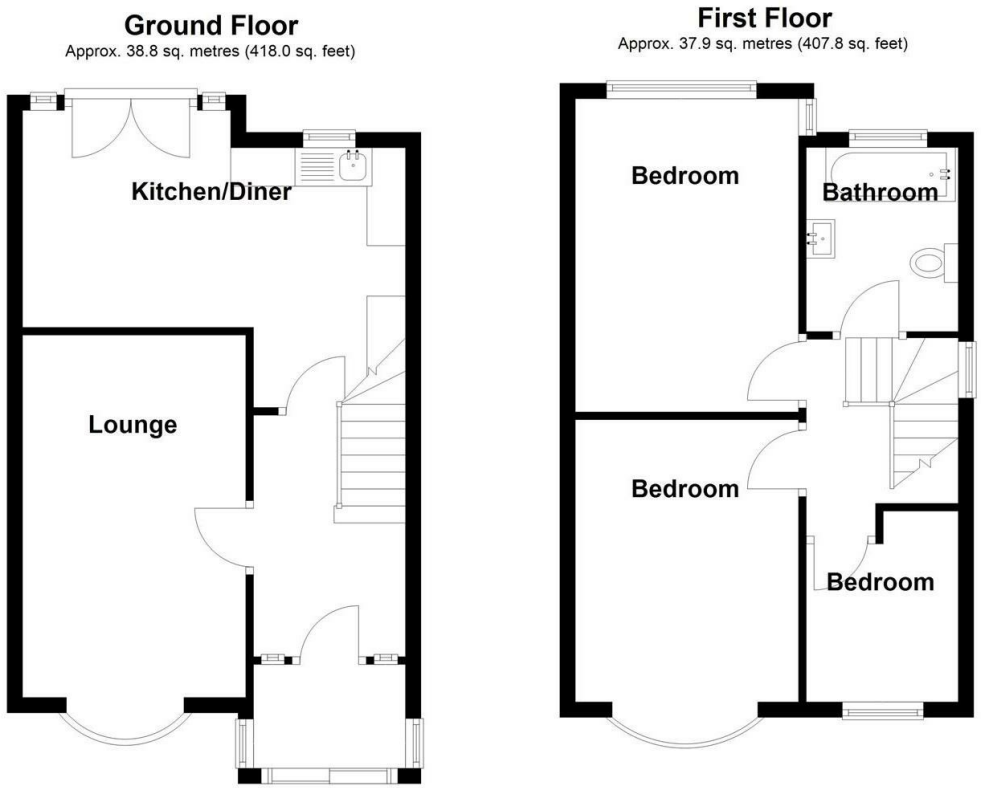
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 18/2/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 18/2/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

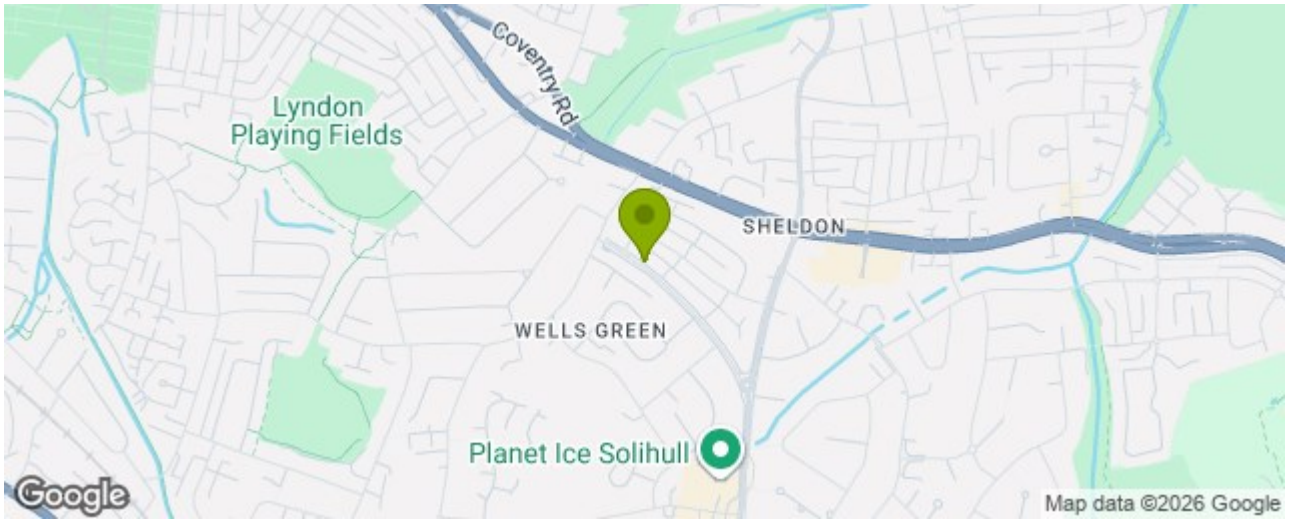
VIEWING: By appointment only with the office on the number below 0121 711 1712

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. 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 Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

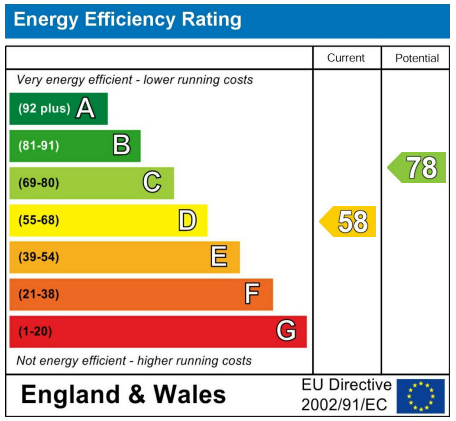
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.



Total area: approx. 76.7 sq. metres (825.8 sq. feet)



138 Melton Avenue Solihull Solihull B92 8HL
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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