



Melford Hall Road

Solihull

- A MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply
- Being Sold Via the Modern Method of Auction
- An Impressive Five Bedroom Detached Property
- Situated On A Fantastic Corner Plot
- Three Reception Rooms
- Superb Potential To Extend (STPP)

Guide Price £495,000

Current EPC Rating - 56 (D)

Current Council Tax Band - F





Property Description

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An impressive five bedroom detached property situated on a corner plot with fantastic potential for extension (STPP) and briefly affording three reception rooms, kitchen diner, conservatory, guest WC, en suite shower room, family bathroom, generous rear garden, double garage and off-road parking

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

Entrance Hall

Spacious Lounge to Rear - 7.4m x 6.2m (24'3" x 20'4")

Sitting Room to Front - 4.3m (into bay) x 3.6m (14'1" x 11'9")

Reception Room to Front - 4.6m x 2.3m (15'1" x 7'6")

Guest WC

Kitchen Diner - 8.2m x 2.3m (26'10" x 7'6")

Utility Area

Conservatory to Rear - 5.2m x 2.9m (17'0" x 9'6")

Master Bedroom to Rear - 4.2m x 3.7m (13'9" x 12'1")

En Suite Shower Room

Bedroom Two to Front - 4.3m (into bay) x 3.6m (14'1" x 11'9")

Bedroom Three to Front - 2.8m x 2.3m (9'2" x 7'6")

Bedroom Four to Side - 4.6m x 1.5m (15'1" x 4'11")

Bedroom Five to Front - 2.7m x 1.9m (8'10" x 6'2")

Family Bathroom to Rear - 3.2m x 1.7m (10'5" x 5'6")

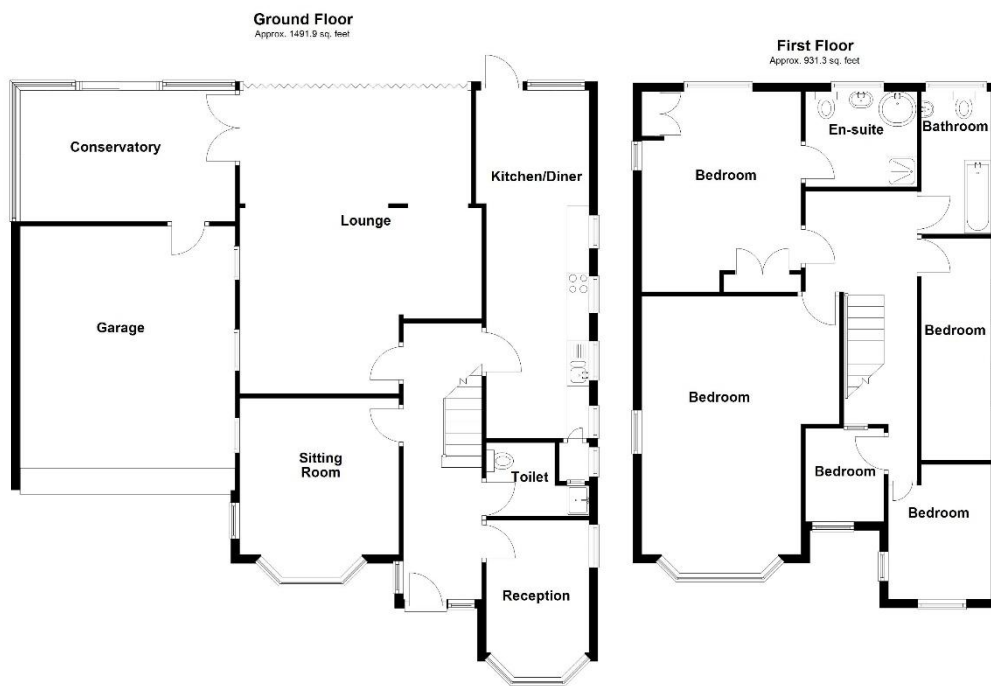
Double Garage - 5.7m x 4.9m (18'8" x 16'0")

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 – F



Total area: approx. 2423.3 sq. feet

316 Stratford Road
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.