



- Convenient Location
- Spacious Accommodation
- No Upward Chain
- Viewings Essential

6 Melplash Avenue, Solihull, B91 1LP

Rarely available this lovely 4 BEDROOM TRADITIONAL HOME is ideally located within this highly regarded spot offering SUBSTANTIAL LIVING ACCOMMODATION including 2 RECEPTION ROOMS. Offered with NO CHAIN and internal inspection is highly recommended.





## Property Description

### **DESCRIPTION**

Tucked away in this leafy cul-de-sac and providing scope for further improvement, this handsome family home lies handily placed for strong local schooling as well as excellent rail and transport links. Offered with no chain we would strongly recommend internal inspection to appreciate the accommodation which includes entrance hallway, lounge with study, dining room and integrated fitted kitchen with utility room and guest cloakroom.

To the first floor there are 4 family bedrooms along with a bathroom and shower room.

### **OUTSIDE**

To the front of the property there is a single garage with additional driveway parking. To the rear is a private, established mainly laid to lawn garden with patio area.

### **VIEWINGS**

At short notice with DM & Co. Homes on 0121 775 0101 or by email [sales@dmandcohomes.co.uk](mailto:sales@dmandcohomes.co.uk).





## GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

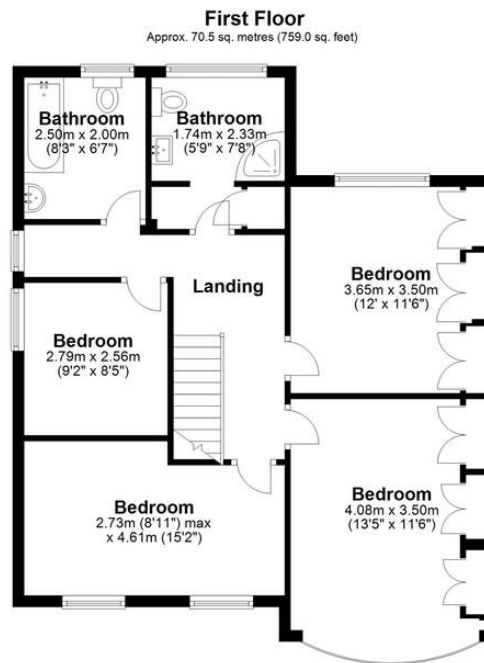
Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

## WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



Total area: approx. 156.0 sq. metres (1679.7 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

