



melvyn
Danes
ESTATE AGENTS

Ebrington Avenue

Solihull

Asking Price £400,000

Description

Ebrington Avenue leads indirectly off Old Lode Lane where local shopping will be found with further shopping 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.

Regular bus services operate along Old Lode Lane to the town centre of Solihull or in the opposite direction to the A45 Coventry Road in Sheldon which gives access to the city centre of Birmingham. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Close to the property is Elmdon Park, a pleasant area of public open space with children's play area, woodland walks and historic church.

This two bedroomed bungalow is set back from the road behind a paved driveway leading to the accommodation and offers a stylish finish through out with potential for loft conversions subject to planning.

The accommodation in brief comprises of entrance porch, through entrance hall allowing access to all rooms, living room, an extended open plan kitchen dining room with a range of fitted appliances, stylish roof lantern breakfast bar area and French doors onto the garden. Utility, study/loft conversion access, covered side passage, four piece family bathroom, two double bedrooms one of which with a range of fitted wardrobes, rear gardens with porcelain patio, block built workshop and off road parking for numerous vehicles.



Accommodation

Entrance Porch

Entrance Hall

Living Room

12'8" x 12'4"

Open Plan Kitchen Dining Room

11'11" x 12'4" + 9'3" x 12'4"

Utility

7'0" x 6'9" max

Study/Potential Access To Loft Conversion

6'4" x 5'0"

Bedroom One

11'11" x 11'10"

Bedroom Two

14'5" x 12'4" max

Family Bathroom

8'11" x 9'0"

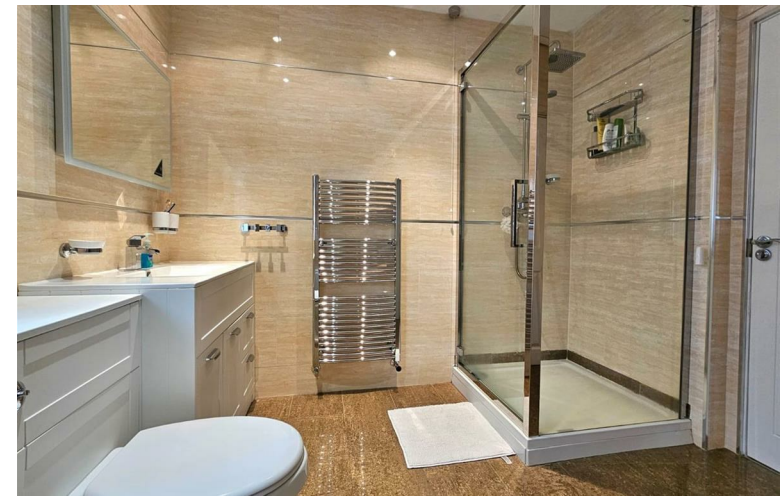
Garden Workshop

15'4" x 11'5"

Covered Side Passage

4'8" x 36'10"

Front And Rear Gardens



TENURE: We are advised that the property is freehold

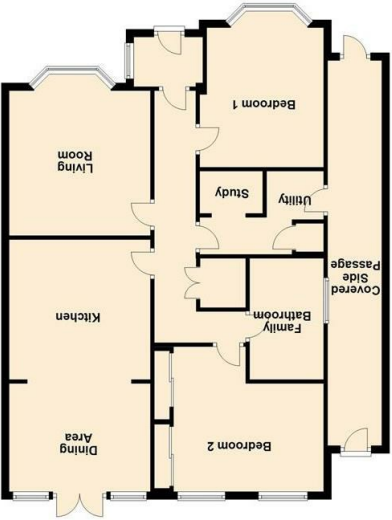
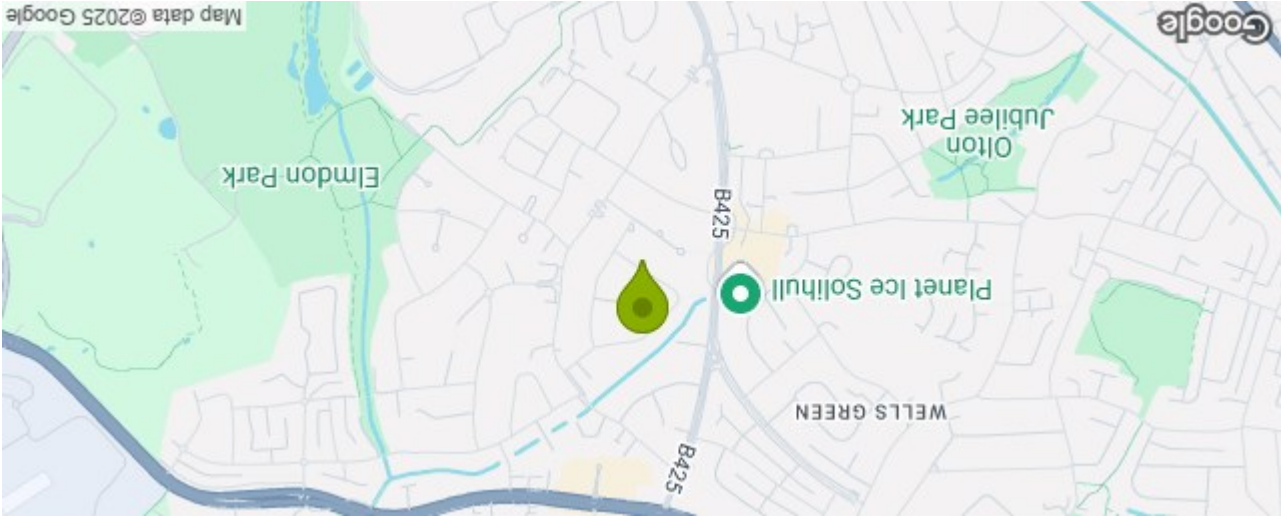
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 12/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

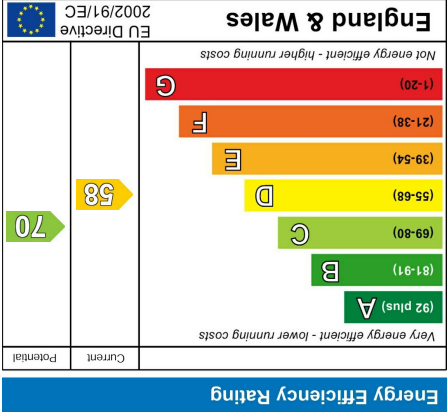
VIEWING: By appointment only with the office on the number below 0121 711 1712

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11 Ebrington Avenue Solihull Solihull B92 8HU
Council Tax Band: E



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.