



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.



Entrance Porch

Entrance Hall

Living Room

12'8" x 12'4" (3.868 x 3.780)

Open Plan Kitchen Dining Room

11'11" x 12'4" + 9'3" x 12'4" (3.655 x 3.760 + 2.829 x 3.760)

Utility

7'0" x 6'9" max (2.137 x 2.074 max)

Study/Potential Access To Loft Conversion

6'4" x 5'0" (1.942 x 1.534)

Bedroom One

11'11" x 11'10" (3.645 x 3.619)

Bedroom Two

14'5" x 12'4" max (4.415 x 3.771 max)

Family Bathroom

8'11" x 9'0" (2.731 x 2.745)

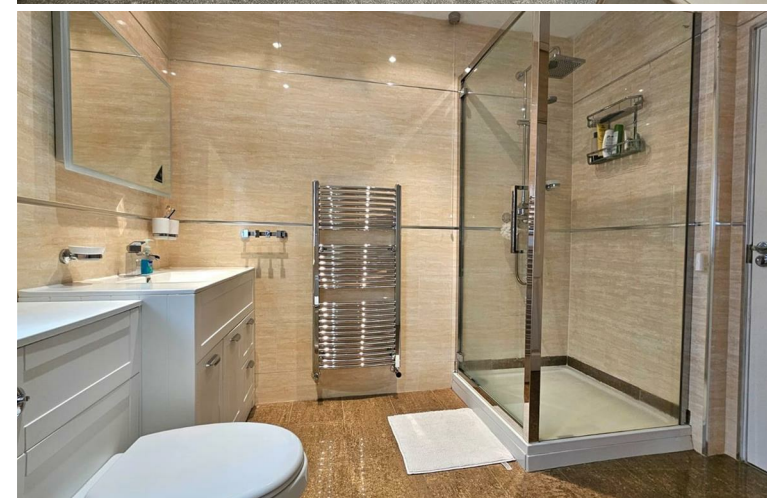
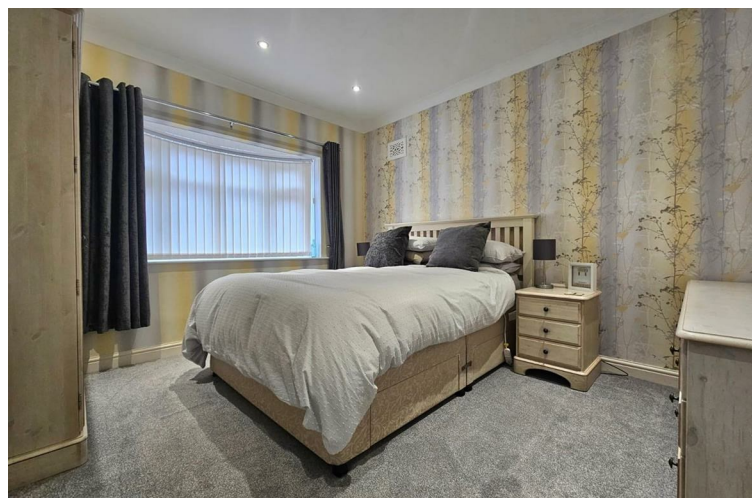
Garden Workshop

15'4" x 11'5" (4.698 x 3.483)

Covered Side Passage

4'8" x 36'10" (1.435 x 11.241)

Front And Rear Gardens



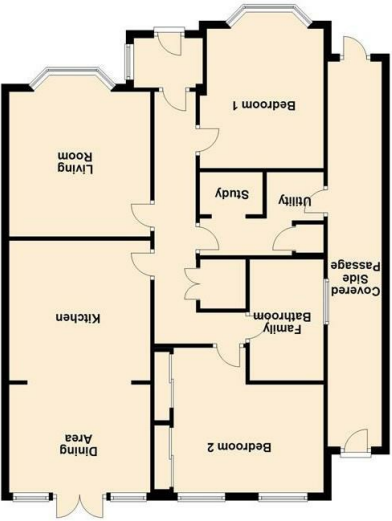
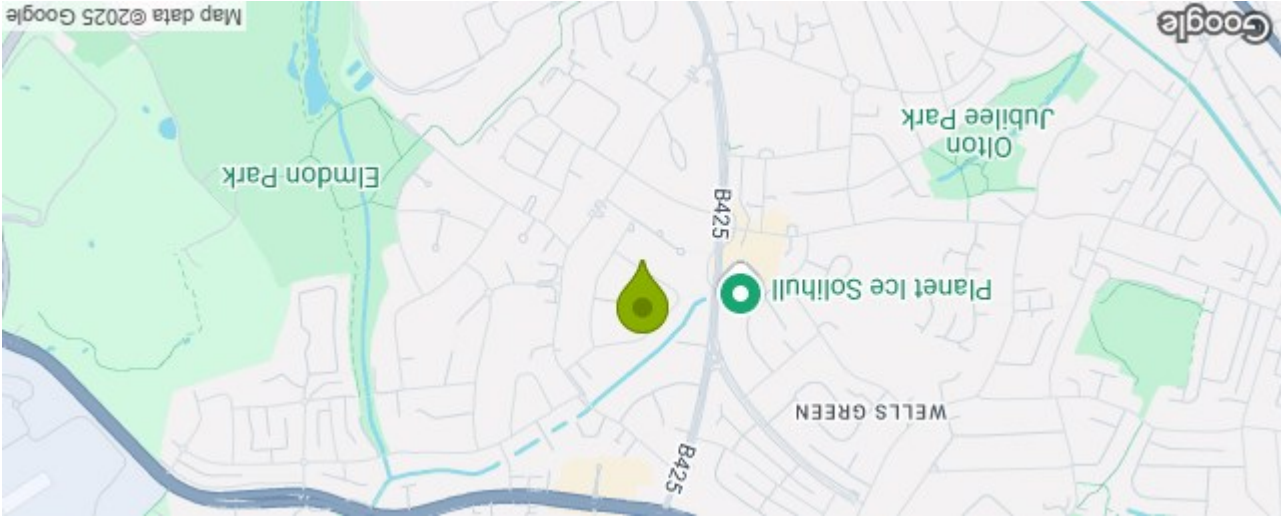
TENURE: We are advised that the property is freehold
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable 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.

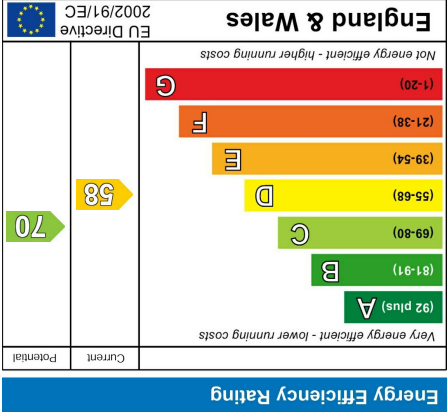
VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information provided 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



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.