



melvyn
Danes
ESTATE AGENTS

Ebrington Avenue

Solihull

Asking Price £400,000

Description

Ebrington Avenue leads just off Old Lode Lane close to the junction where a small parade of shops can be found along with Hatchford Brook Junior School. Regular bus services operate along Old Lode Lane to the centre of Solihull approximately three miles distant or into the city centre of Birmingham.

Nearby Hobs Moat Road joins the A45 Coventry Road at the Wheatsheaf where one will find more comprehensive shopping facilities and easy access to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Nearby is Elmdon Park, a very pleasant area of public open space with woodland walks and historic church.

Solihull town centre offers excellent shopping facilities adjacent to which is access to Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Ebrington Avenue is a quiet road, shaped like a horseshoe and comprises predominantly of semi detached bungalows. The property is set back from the road behind a large tarmac driveway that leads to the accommodation which comprises of, entrance porch, entrance hall, large dining room with extension to the front, kitchen/breakfast room with access into covered side passage/utility and WC with various storage option, living room with gas fire place and French doors onto the rear garden, principle bedroom with fitted storage and two further bedrooms, wet room style shower room and large private rear gardens with various shed/storage options.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

15'2" x 14'3" (4.64 x 4.35)

Living Room

24'0" x 12'5" (7.34 x 3.80)

Kitchen/Breakfast room

8'11" x 11'10" (2.74 x 3.62)

Covered Side Passage/Utility

WC

Bedroom One

14'2" x 12'5" (4.32 x 3.80)

Bedroom Two

11'8" x 9'8" (3.57 x 2.96)

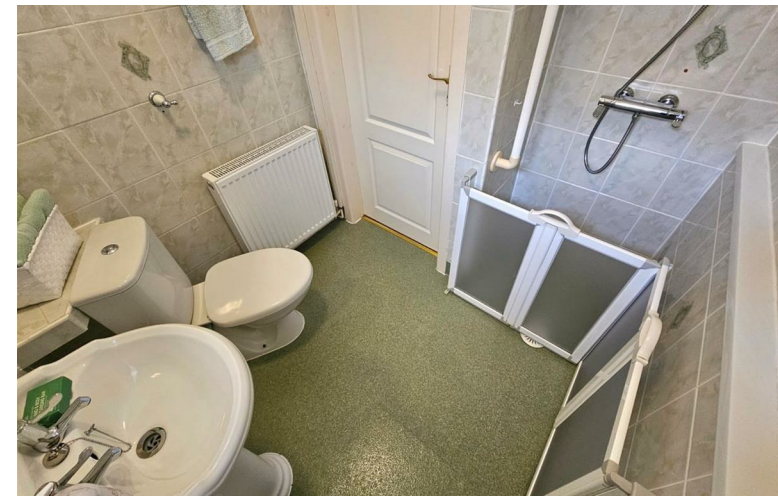
Bedroom Three

11'8" x 9'1" (3.57 x 2.77)

Wet Style Shower Room

Private Rear Gardens With Sheds

Off Road Parking



TENURE: We are advised that the property is freehold

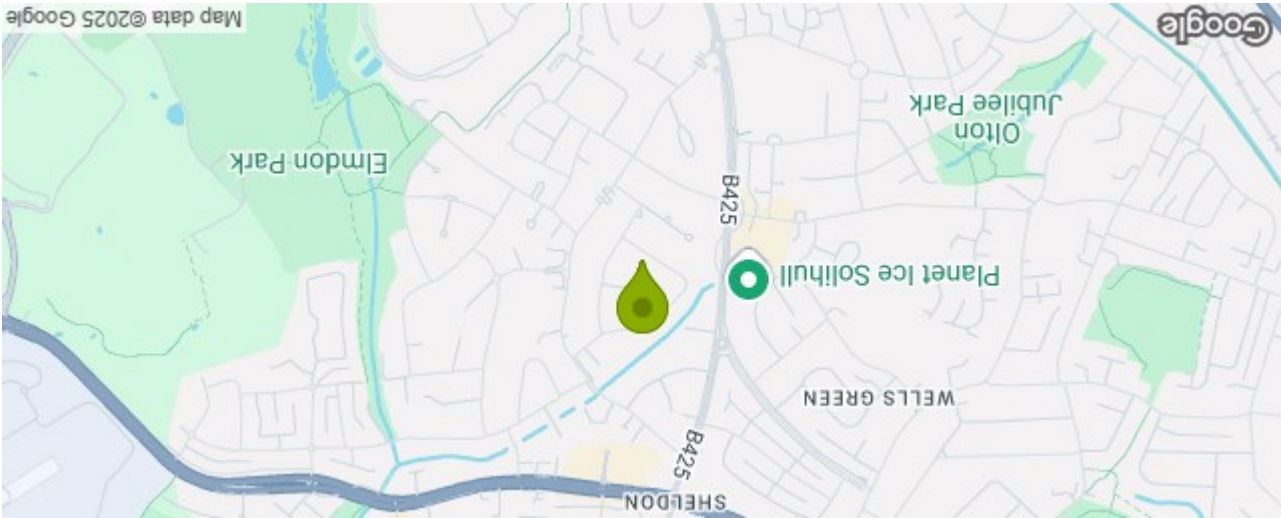
BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 7/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 7/03/2025). 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 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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

12 Ebrington Avenue Solihull B92 8HU
Council Tax Band: D

