



melvyn
Danes
ESTATE AGENTS

Ebrington Avenue

Solihull

Offers Around £439,950

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 extended three bedroom bungalow occupies an enviable corner plot and is well set back from the road behind an extensive foregarden and driveway leading to the accommodation and offers a superb and considered finish throughout with potential for loft conversions subject to current planning and building regulations.

The accommodation in brief comprises of entrance porch, through entrance hall allowing access to all rooms, living room, good sized conservatory, an extended kitchen with a range of fitted appliances, four piece family bathroom, three double bedrooms one of which with a range of fitted wardrobes, pleasant rear gardens with two seating areas, garden stores, large oversized garage and off road parking for numerous vehicles.



EXTENSIVE FOREGARDEN

FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE

15'8" x 13'8" (4.78m x 4.17m)

CONSERVATORY

16'5" max x 12'0" max (5.00m max x 3.66m max)

EXTENDED KITCHEN

15'9" x 10'0" (4.80m x 3.05m)

BEDROOM ONE

14'8" to rear of wardrobes x 10'11"
(4.47m to rear of wardrobes x 3.33m)

BEDROOM TWO

12'4" x 10'11" (3.76m x 3.33m)

BEDROOM THREE

11'5" x 8'0" (3.48m x 2.44m)

LARGE FAMILY BATHROOM

11'0" x 9'0" max (3.35m x 2.74m max)

SIDE GARAGE

22'5" x 14'0" max (7'0" min) (6.83m x 4.27m max (2.13m min))

GARDEN STORES

REAR GARDEN



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that the result 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 1800Mbps. Data taken from checker.ofcom.org.uk on 21/05/2025. Actual service availability at the property or speeds received may be different.

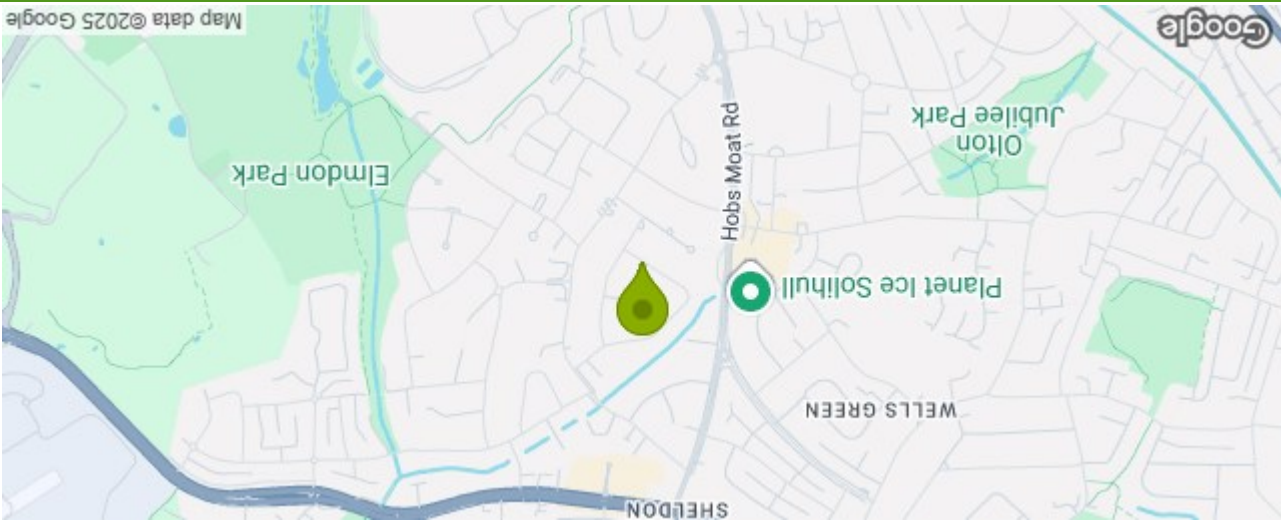
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 21/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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.

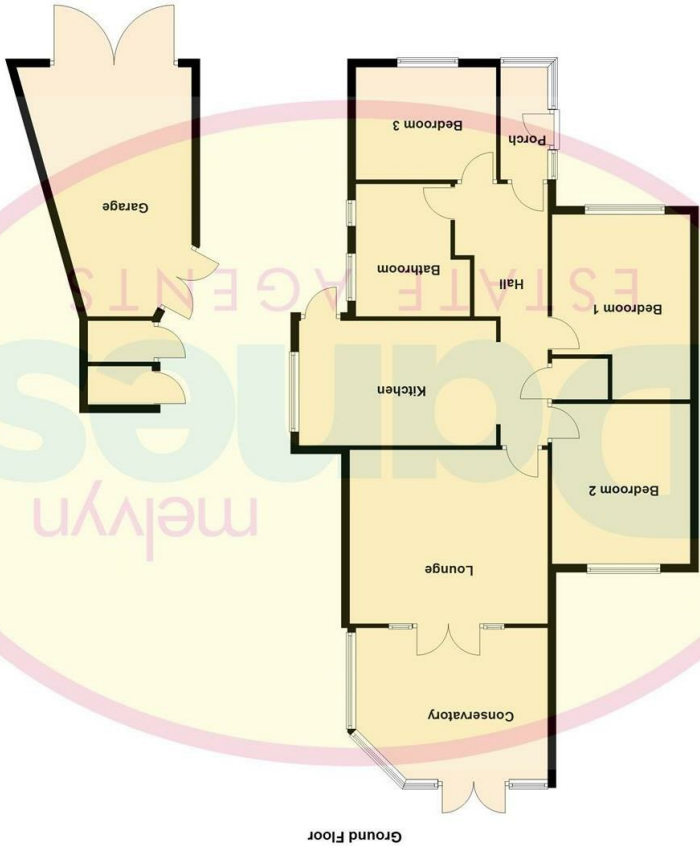
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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

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



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.