



melvyn  
**Danes**  
ESTATE AGENTS

Ebrington Avenue

Solihull

Asking Price £440,000



## 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 three double 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, extended dining room with roof lantern and French doors opening onto the garden, fitted kitchen with a range of integrated appliances and access onto the utility which has independent front and rear doors. Three bedrooms all of which are great sized doubles two of which are to the front elevation and one to the rear. Off the hall we have various storage options as well as the shower room which has been tastefully fitted and decorated.

To the rear we have a generous garden mainly laid to lawn with good sized patio area and various sheds. To the front of the property we have a large block paved drive way allowing parking for numerous vehicles.





## Accommodation

Entrance Porch

Entrance Hall

Living Room

12'7" x 12'11" (3.86 x 3.96)

Dining Room

11'11" x 12'11" (3.64 x 3.96)

Kitchen

9'7" x 11'3" (2.94 x 3.45)

Utility

Bedroom One

12'9" x 16'7" (3.9 x 5.07)

Bedroom Two

15'8" x 11'3" (4.78 x 3.45)

Bedroom Three

13'8" x 12'11" (4.18 x 3.96)

Shower Room

Private Rear Gardens

Off Road Parking





TENURE: We are advised that the property is Freehold.

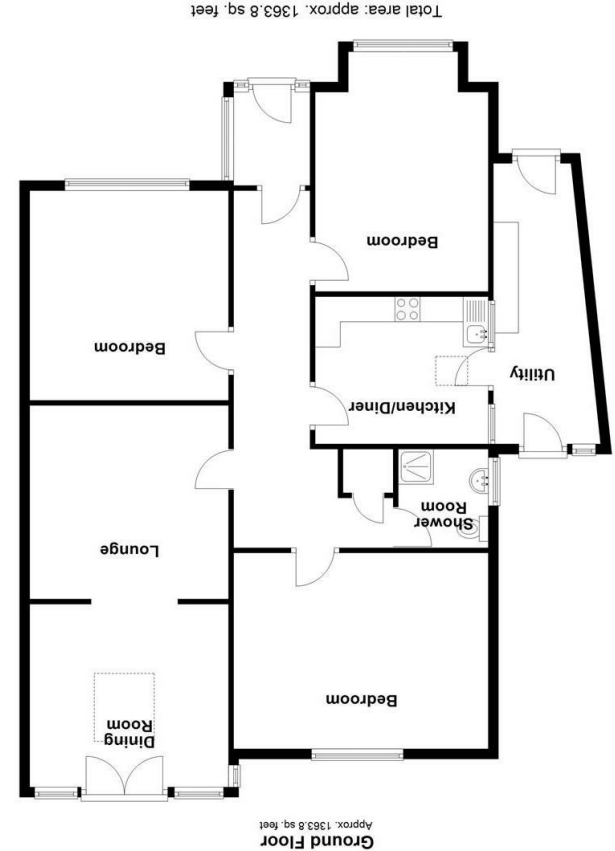
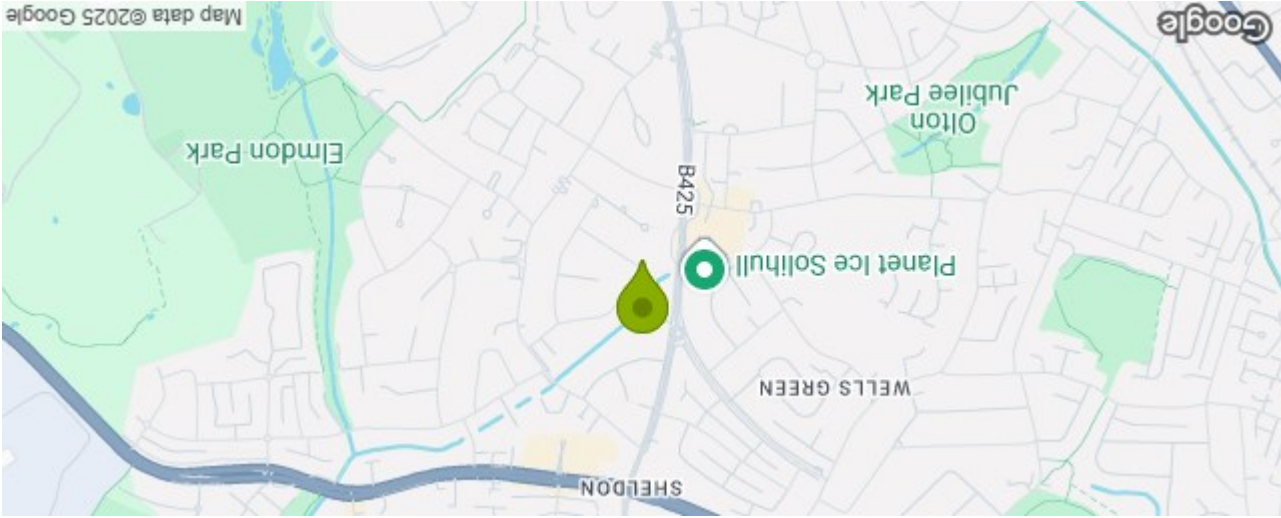
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 15/09/2025. 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 15/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

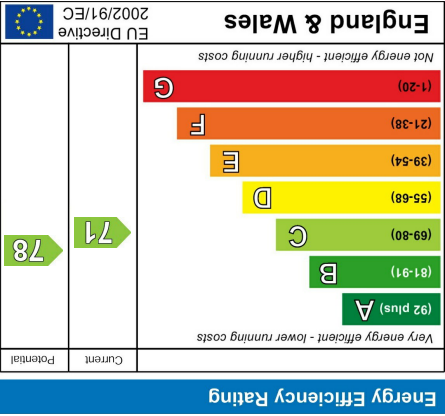
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.



37 Ebrington Avenue 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.