

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The main image shows a two-story brick house with a dark grey tiled roof. The house has a mix of red and brown bricks. There are several white-framed windows, some with awnings, and two white doors. A paved driveway leads to the house, and a gravel garden with several white spherical ornaments is in the foreground. The sky is overcast.

Ebrington Avenue

Solihull

Offers In Excess Of £450,000

## 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 bedroomed, two bathroomed bungalow is set back from the road behind a large paved driveway with electric charging point leading to the accommodation and offers a quality modernised finish throughout.

The accommodation in brief comprises of entrance porch, through entrance hall allowing access to all rooms, extended living room/dining room with French doors onto the rear patio, fitted kitchen with a range of integrated appliances with access onto the covered side passage serving as a good utility space with doors to the front and rear elevation. We have three generous bedrooms one of which has an en-suite shower room as well as the fitted family shower room.

To the rear we have a great sized garden mainly laid to lawn bordered by planting beds and panelled fencing with a large patio/entertaining area.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living/Dining Room**

22'4" x 11'5" (6.82 x 3.50)

**Kitchen/Breakfast Room**

10'0" x 13'6" (3.05 x 4.12)

**Ground Floor Shower Room**

**Covered Side Passage/Utility**

**Bedroom One**

12'4" x 13'6" (3.78 x 4.12)

**Bedroom Two**

13'1" x 11'5" (4.00 x 3.50)

**Bedroom Three**

17'1" x 12'9" (5.22 x 3.89)

**En-Suite Bathroom**

**Private Rear Gardens**

**Off Road Parking**



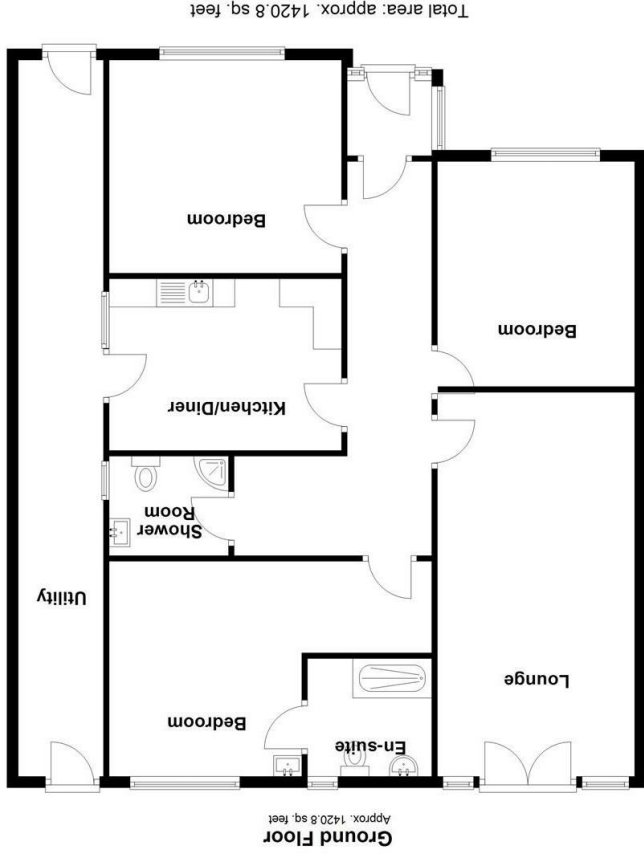
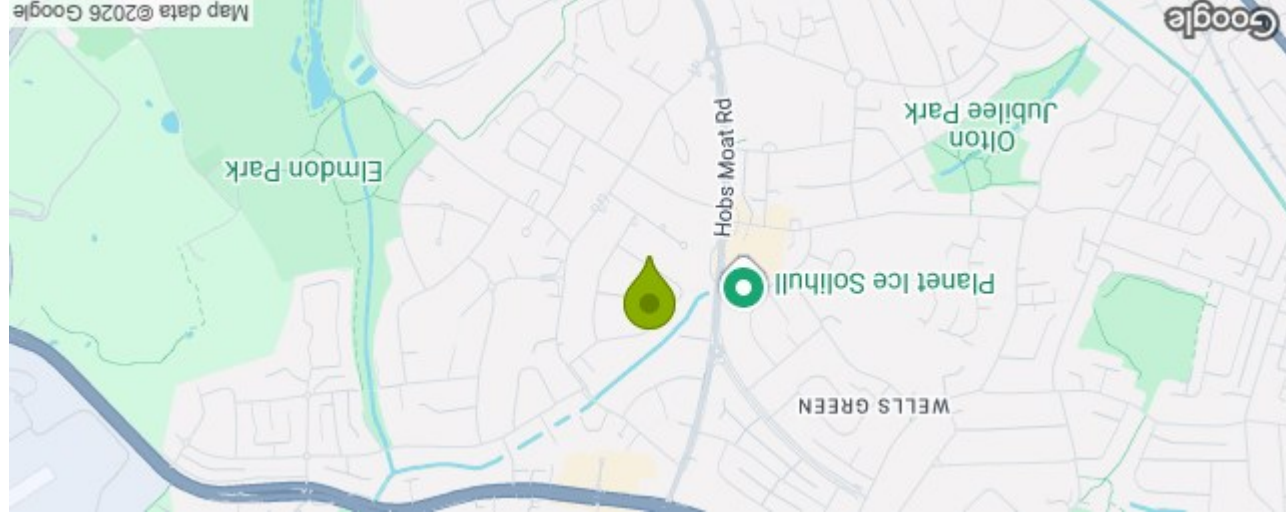
**TENURE:** We are advised that the property is freehold  
**BROADBAND:** We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 19/09/2025. 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 19/09/2025). 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

**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.



**15 Ebrington Avenue Solihull B92 8HU  
 Council Tax Band: E**

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.