

Ebrington Avenue

Solihull

Asking Price £390,000

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 bedroom semi detached bungalow is set back from the road behind a paved driveway and is offered with no upward chain.

The accommodation in brief comprises of entrance porch, through entrance hall allowing access to all rooms, lounge diner with sliding door to the rear patio, fitted kitchen with access onto the garage/ utility space with doors to the front and rear elevation via a storage area. We have three generous bedrooms and recently fitted shower room with separate wc.

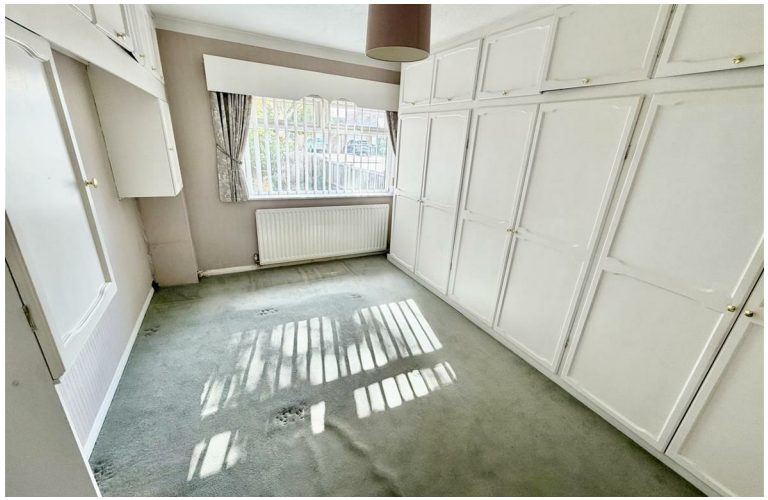
To the rear we have a good sized garden with paved patio area and the rest laid to lawn.













Accommodation

PORCH

HALLWAY

LOUNGE
13'8" x 15'10" (4.17m x 4.83m)

KITCHEN
12'0" x 10'6" max (3.66m x 3.20m max)

BEDROOM ONE
13'7" x 10'11" (4.14m x 3.33m)

BEDROOM TWO
13'4" x 11'0" (4.06m x 3.35m)

BEDROOM THREE
11'5" x 8'4" (3.48m x 2.54m)

SHOWER ROOM

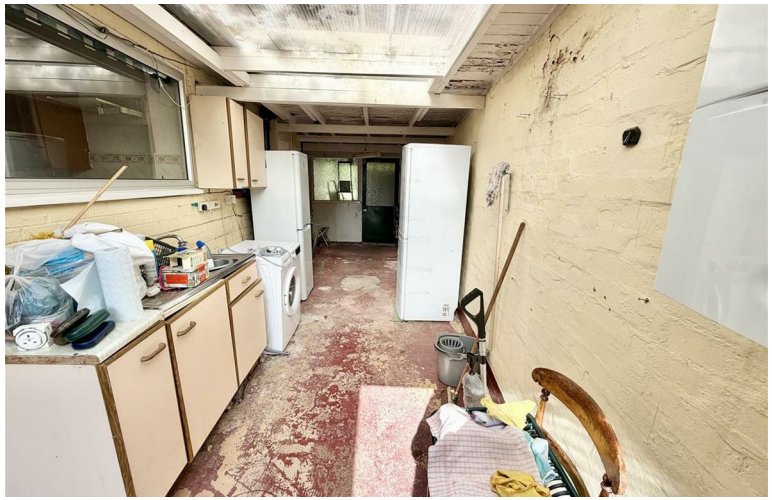
SEPERATE WC

GARAGE/UTILITY SPACE
24'8" x 9'2"max x 6'11"min (7.52m x 2.79mmax x 2.11mmin)

STORE
9'10" x 6'7" (3.00m x 2.01m)

GARDEN ROOM
10'4" x 7'2" (3.15m x 2.18m)













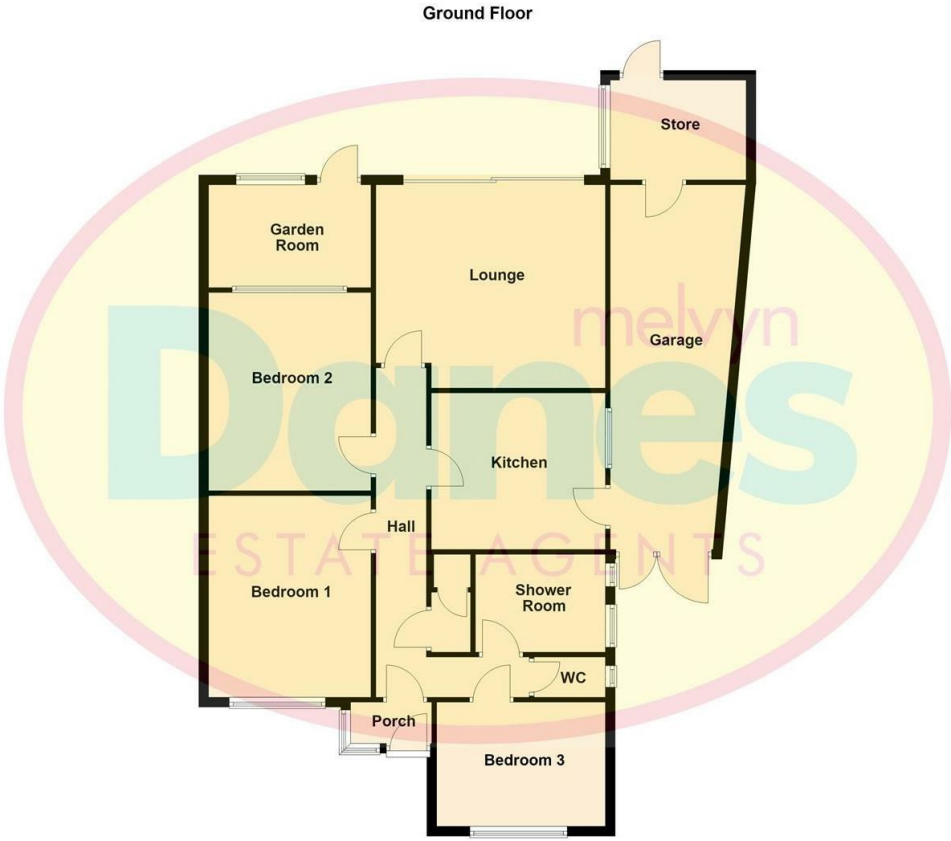
TENURE: We are advised that the property is Freehold.

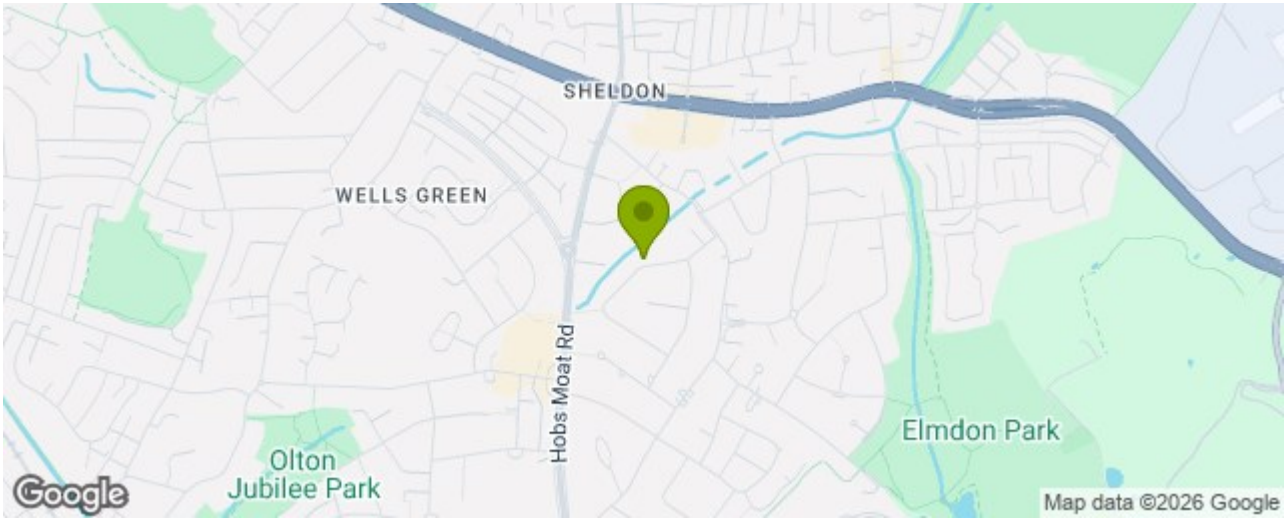
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 01/10/2026 we understand that the standard broadband download speed at the property is around 15 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

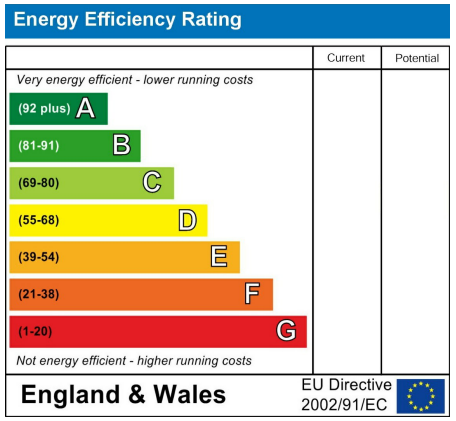
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.





79 Ebrington Avenue Solihull Solihull B92 8HX
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.