



# Eastbury Drive, Solihull

## Offers In Excess Of £350,000

- LINK DETACHED
- OPEN PLAN KITCHEN DINING ROOM
- SINGLE GARAGE/STORE
- PRIVATE REAR GARDEN
- GUEST WC
- THREE BEDROOMS
- UTILITY
- WELL PRESENTED
- OFF ROAD PARKING
- CHAIN FREE

Eastbury Drive leads just off Ulleries Road which links Hobs Moat Road with Lyndon Road. In Hobs Moat Road one will find a crescent of local shops serving everyday needs together with a choice of restaurants and takeaway outlets behind which is a doctors surgery, local library and fitness centre.

Regular bus services operate along Hobs Moat Road to the town centre of Solihull via Lode Lane or in the opposite direction to the A45 Coventry Road at the Wheatsheaf. The A45 gives access to the city centre of Birmingham and to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Lyndon Road in turn joins the A41 Warwick Road, via Richmond Road, where one will find Olton Railway Station offering services to Birmingham and beyond. Solihull also has its own main line London to Birmingham railway station located adjacent to the town centre.

The property has been sympathetically extended and offers stylish accommodation completed to a high standard. It is set back from the road behind a block paved driveway leading to a porch entrance leading to the accommodation.

### **ENTRANCE PORCH**

Accessed via upvc front door leading to inner door into the accommodation. With access into guest WC.

### **WC**

Fitted with toilet and wash basin with window to front elevation.

### **LIVING ROOM**

**15'3" x 13'8" (4.67 x 4.19)**



A good sized living room with large window to the front elevation. With access to the first floor and double glazed oak doors leading to the open plan kitchen dining room.

### **OPEN PLAN KITCHEN/DINING ROOM**

**15'3" x 8'0" + 8'7" x 8'7" (4.67 x 2.44 + 2.64 x 2.62)**



A refitted kitchen/dining room with a range of wall mounted and base units with worktop over. With integrated appliances including but not limited too electric oven, gas hob with electric extractor, dishwasher, stainless steel sink with mixer tap. With access into utility and open access into the dining area. With French doors opening onto the rear garden and ample space for dining table and a study area currently enabling working from home.

### **UTILITY**

**8'2" x 6'9" (2.49 x 2.06)**

With space and plumbing for washing machine and tumble dryer and extra fridge freezer. Also has access into the conservatory and garage/store room.

### **CONSERVATORY**

**13'5" x 8'9" (4.09 x 2.67)**



A good sized conservatory with sliding doors opening onto the garden.

### **GARAGE/STORE**

**8'0" x 10'0" (2.44 x 3.05)**

A half converted garage allowing for middle storage area and a front garage area. Having electric roller doors with power and lighting.

**BEDROOM ONE**  
8'11" x 13'5" (2.72 x 4.09)



A good sized double room with access into built in storage. With window to front elevation.

**BEDROOM TWO**  
8'11" x 9'6" (2.72 x 2.9)



Another double room with storage cupboard and a window to the rear elevation.

**BEDROOM THREE**  
6'2" x 7'8" (1.88 x 2.34)

A single room with window to front elevation.

**BATHROOM**  
6'7" x 5'6" (2.03 x 1.68)



A nicely fitted bathroom with window to rear elevation. with bath, wash basin and toilet and wall mounted heated towel rail.

**OUTSIDE**



With a large block paved drive to the front allowing parking for numerous vehicles. with charging point and bordered by attractive fencing. To the rear we have a private garden laid mainly to lawn with patio area, garden shed and bordered by panelled fencing.



## FLOOR PLAN

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.



### LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed past the Dovehouse parade of shops, under the railway bridge, turn right at the second set of traffic lights into Richmond Road, at the second mini roundabout turn right into Lyndon Road. Continue along, take the second turning on the right into Ulleries Road and turn left into Eastbury Drive where the property will be found towards the end.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

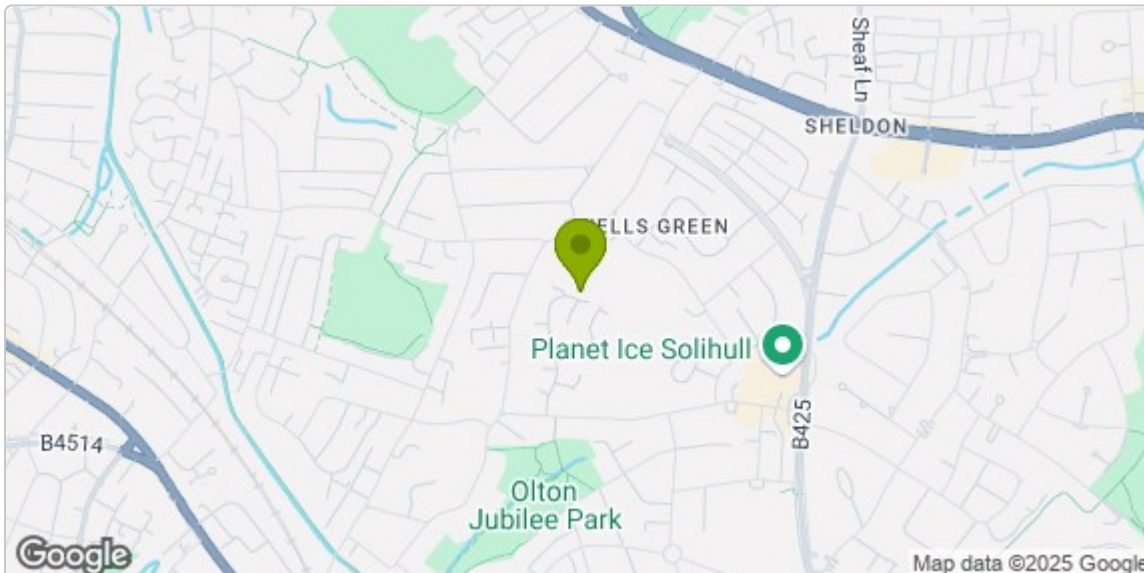
### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

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**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
47 Eastbury Drive Solihull  
Solihull B92 8TL

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		70	
(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			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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