



Ebrington Avenue, Solihull

Asking Price £425,000

- **FOUR BEDROOMED DORMA STYLE BUNGALOW**
- **CONVERTED ROOF SPACE**
- **OFF ROAD PARKING**
- **SINGLE GARAGE**
- **GROUND FLOOR PRINCIPLE BEDROOM**
- **PRIVATE MATURE GARDENS**
- **TWO CONSERVATORIES**
- **CONVENIENT LOCATION**

Ebrington Avenue leads just off Old Lode Lane close to the junction where a small parade of shops can be found along with Hatchford Brook Junior School. Regular bus services operate along Old Lode Lane to the centre of Solihull approximately three miles distant or into the city centre of Birmingham.

Nearby Hobs Moat Road joins the A45 Coventry Road at the Wheatsheaf where one will find more comprehensive shopping facilities and easy access to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Nearby is Elmdon Park, a very pleasant area of public open space with woodland walks and historic church.

Solihull town centre offers excellent shopping facilities adjacent to which is access to Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Ebrington Avenue is a quiet road, shaped like a horseshoe and comprises predominantly of semi detached bungalows. The property is set back from the road behind a good sized driveway with side fore garden leading to the accommodation.

ENTRANCE PORCH

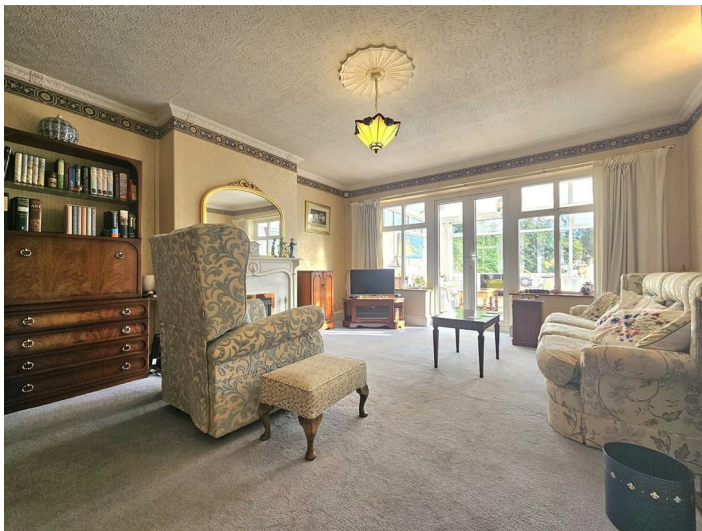
Accessed via a wooden door with further door leading to the accommodation.

ENTRANCE HALL

A through reception hall allowing access into all reception rooms, the kitchen and the first floor. With various storage options, ceiling light and wall mounted radiator.

LIVING ROOM

16'2" x 15'1" (4.94 x 4.61)



A lovely well proportioned room with French doors opening into one of the conservatories. With gas fire place having stone effect surround, ceiling and wall mounted lighting and wall mounted radiator.



DINING ROOM

12'7" x 12'7" (3.84 x 3.84)



A good sized room with large window to the rear elevation. With ceiling light and wall mounted radiator.

KITCHEN BREAKFAST ROOM

10'7" x 11'5" (3.25 x 3.5)



A great kitchen breakfast room with a classic style. With a range of wall mounted and base units with worktop over and integrated appliances including gas fired range master double oven and grill with gas hob and hot plate, ceramic

Belfast sink, under counter warm air heater. With access into the utility space and a window to side elevation with ceiling light.



UTILITY



A side utility allowing access into WC, conservatory number 2 and the other way to workshop space and the single garage. With various storage cupboards and worktop space with sink and taps. Under counter space and plumbing for washers and dryers and space for fridge freezers. With ceiling light and wall mounted radiator.



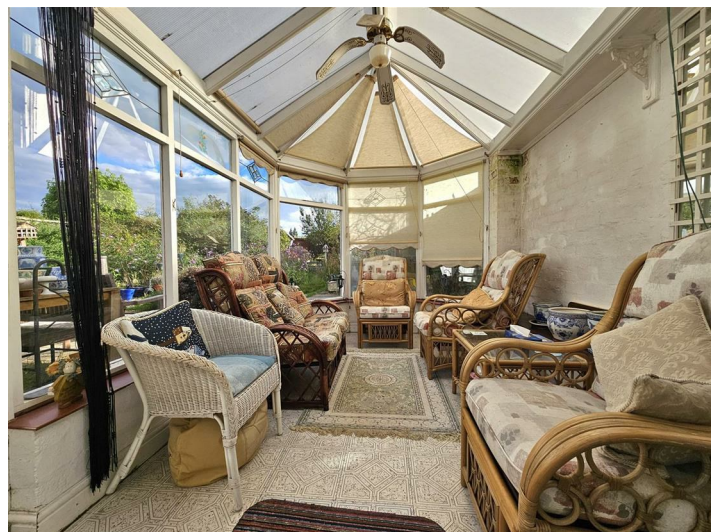
CONSERVATORY ONE 10'9" x 15'1" (3.30 x 4.61)



A good sized conservatory accessed off the main living room with French doors opening onto the patio, wall mounted fire and power points.



CONSERVATORY TWO 13'2" x 8'1" (4.03 x 2.47)



Another good conservatory accessed off the utility space. With door opening onto patio, ceiling light and power points.

BATHROOM



A ground floor bathroom with bath, wash basin, bidet, toilet and shower cubicle with electric shower. With window to side elevation, heated towel rail and ceiling light.

BEDROOM ONE 14'1" (4.31)



A large ground floor bed room with window to front elevation. With ceiling light and wall mounted radiator.

BEDROOM TWO 9'6" x 14'10" (2.91 x 4.53)



Another ground floor bedroom currently set up as a study/reading room. With window to front elevation, electric fire place with wooden surround, ceiling light and wall mounted radiator.

FIRST FLOOR LANDING

A generous landing space currently used as a study or reading space. With access into the two bedrooms and shower room and further access into a generous eves storage.

BEDROOM THREE 10'1" x 11'0" (3.08 x 3.37)



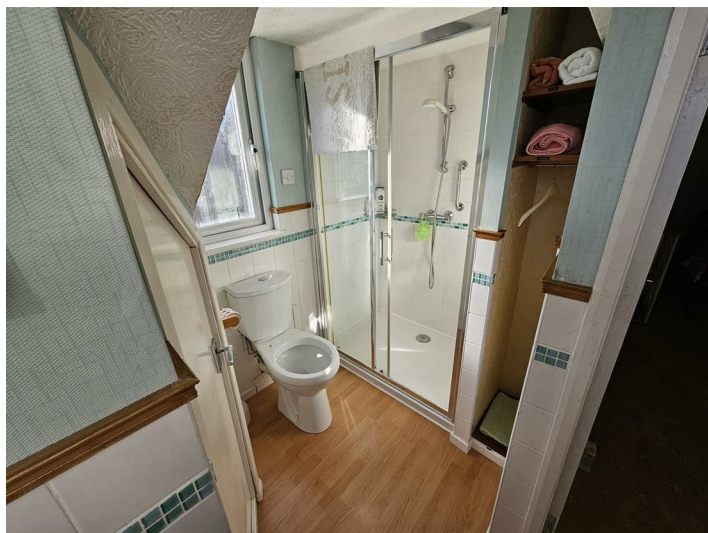
A first floor double bedroom with window to rear elevation with fitted wardrobes, ceiling light and wall mounted radiator.

BEDROOM FOUR
10'3" x 15'1" (3.14 x 4.61)



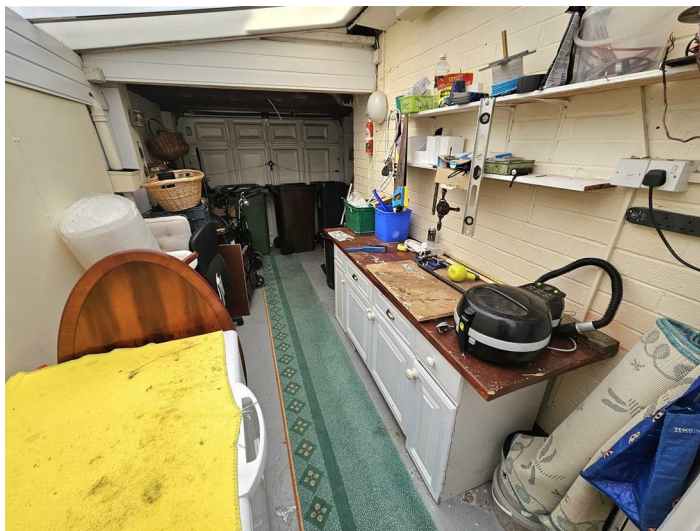
Another first floor double bedroom with fitted wardrobes, ceiling light and wall mounted radiator.

SHOWER ROOM



A first floor shower room with toilet, wash basin, double shower cubicle with electric shower and access into eaves storage. With window to side and Velux to rear elevation.

GARAGE
16'1" x 6'6" (4.92 x 2.00)



A single garage with power and lighting accessed from the utility/work space area with up and over door.

WC

A small WC accessed of the utility.

OUTSIDE



To the front of the property we have off road parking for numerous vehicles and a mature side garden. To the rear we have a good sized patio/entertaining space leading down to mature planted garden with green house garden shed and summer house. This garden would have been a labour of love and would benefit from being reinstated to its former glory.



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.



Total area: approx. 207.6 sq. metres (2234.1 sq. feet)

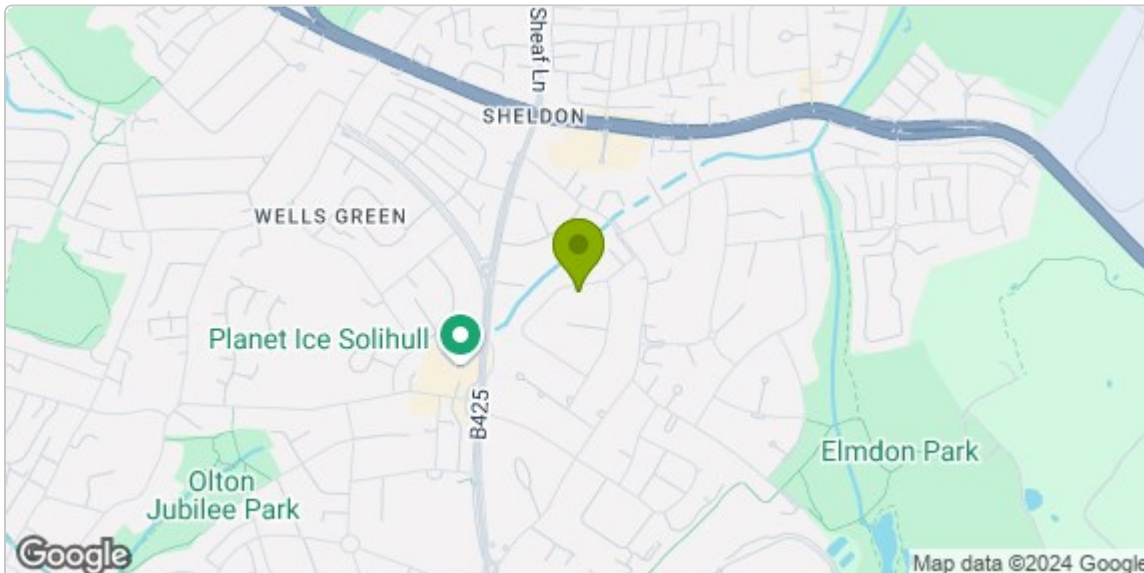
LOCATION Leaving the town centre of Solihull via Lode Lane, straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along Old Lode Lane turn left into Ebrington Avenue and follow the road round where the property will be found on the left hand side.

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

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:
66 Ebrington Avenue Solihull
Solihull B92 8HX

Council Tax Band: E

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

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk