



Ebrington Avenue, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached dormer bungalow is offered to the market with no upward chain and is set on a quiet, sought-after road close to all local amenities, making it an ideal choice for downsizers or those seeking a peaceful yet convenient location.

The home is accessed via a welcoming entrance hallway, which leads into two spacious reception rooms. The main living room is generously proportioned and benefits from an abundance of natural light, with a lovely outlook over the rear garden, while the versatile dining room provides a perfect setting for entertaining and connects seamlessly to a bright conservatory (currently used as a versatile additional living space).

The recently refurbished modern fitted kitchen is equipped with integrated appliances and offers ample storage and workspace for the keen cook. The ground floor also features a large double bedroom with fitted storage, as well as a spacious family bathroom that includes both a walk-in shower and a separate bath, catering to a variety of needs.

Upstairs, there are two further versatile bedrooms, one of which is currently utilised as a home office, providing flexibility for guests, hobbies, or remote working.

Outside enjoys a south facing rear garden with an expansive patio seating area.





The property is well presented throughout and enjoys a wonderful sense of space and light, with thoughtful finishes and tasteful décor that create a welcoming atmosphere.

Practical features include a driveway with ample parking for multiple vehicles.

This delightful home is ready to move into and offers a rare opportunity to acquire a versatile, light-filled property in a highly desirable location. Early viewing is highly recommended to fully appreciate the quality and flexibility of the accommodation on offer.

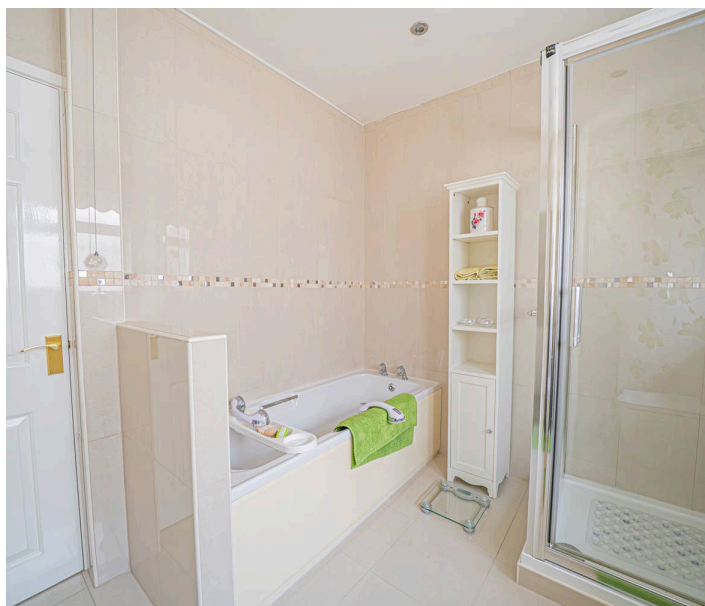
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

- Delightful Three Bedroom Semi-Detached Dormer Bungalow
- NO UPWARD CHAIN
- Set On A Quiet & Sought-After Road
- Abundance Of Natural Light Throughout
- Large Living Room & Formal Dining Room
- Conservatory Overlooking Beautiful Rear Garden
- Recently Refurbished Modern Fitted Kitchen
- Three Generously Sized Bedrooms
- Well-Maintained South Facing Rear Garden





ENTRANCE HALLWAY

LIVING ROOM

16' 0" x 14' 6" (4.87m x 4.42m)

KITCHEN

12' 9" x 9' 1" (3.88m x 2.76m)

DINING ROOM

12' 5" x 10' 5" (3.78m x 3.17m)

CONSERVATORY

10' 10" x 8' 7" (3.30m x 2.62m)

BEDROOM THREE

13' 11" x 12' 4" (4.25m x 3.77m)

BATHROOM

8' 8" x 8' 4" (2.64m x 2.55m)

SIDE PASSAGE

38' 3" x 4' 6" (11.67m x 1.37m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 1" x 10' 3" (3.37m x 3.13m)

BEDROOM TWO

12' 6" x 8' 3" (3.82m x 2.52m)

TOTAL SQUARE FOOTAGE

157.0 sq.m (1688 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

15' 7" x 9' 7" (4.75m x 2.92m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Lamona integrated oven, Lamona integrated hob, Lamona microwave, Lamona fridge/freezer, all carpets, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
157 sq m / 1688 sq ft



Ground Floor
Approx 127 sq m / 1363 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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