



40 EBRINGTON AVENUE, SOLIHULL, B92 8HX
PURCHASE PRICE £339,950





PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this impressive four/five bedroom semi detached dormer bungalow which must be viewed internally to be appreciated. The property benefits from gas central heating, UPVC double glazing and has the added attraction of a superb well maintained landscaped rear garden. The accommodation briefly comprises of:- enclosed porch, entrance hall, living room, dining room/fifth bedroom, conservatory, fitted kitchen, four further bedrooms, shower room, separate wc, covered side passage/utility area, garage and landscaped rear garden. Ebrington Avenue is well located for local shops, schools and public transport, has easy access to the M42 motorway, Birmingham International airport and railway station. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the wide tarmac driveway.

ENCLOSED PORCH

With UPVC double glazed windows and door and further door giving access through to:-

ENTRANCE HALL

With useful storage cupboard, laminate timber floor, staircase to the first floor, central heating radiator, power points, useful understair storage cupboard, central heating thermostat and leading to:-

LIVING ROOM (REAR)

16' 6" x 14' 4" (5.04m x 4.39m) Having a feature stone fireplace with marble hearth and mantle, incorporating a living flame coal effect gas fire, coved coricing, two wall light points, central heating radiator, UPVC double glazed windows with double opening French doors leading out to the rear garden, TV point and power points.



DINING ROOM/BEDROOM FIVE

12' 7" x 10' 6" (3.84m x 3.21m) Coved cornicing, central heating radiator, power points and UPVC double glazed sliding patio doors leading into the conservatory.

CONSERVATORY

11' 5" x 8' 7" (3.48m x 2.64m) UPVC double glazed with a polycarbonate roof, double opening doors leading out to the rear garden, tiled floor and central heating radiator.

FITTED KITCHEN

11' 5" x 10' 11" (3.48m x 3.35m) (max) Having an extensive range of fitted units comprising of an inset one and a half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in four ring gas hob with extractor hood over, oven, free standing Potterton gas central heating boiler, walk in larder, integrated dishwasher, UPVC double glazed window, breakfast bar, power points and double glazed door leading into the covered side passage.

BEDROOM ONE (FRONT)

13' 8" x 12' 4" (4.18m x 3.78m) UPVC double glazed bow window, central heating radiator, coved cornicing, fitted wardrobe and power points.

BEDROOM FOUR (FRONT)

8' 11" x 6' 8" (2.72m x 2.05m) UPVC double glazed window, central heating radiator, built in wardrobe and power points.

SEPARATE WC

With low flush wc and UPVC obscure glazed window.

SHOWER ROOM

Being fully tiled, having a walk in double shower cubicle with Mira shower, vanity wash basin with cupboard beneath, UPVC obscure glazed window and central heating



radiator.

FIRST FLOOR

Approached via the staircase from the entrance hall.

LANDING

With hatch to the roof void, useful storage cupboard, airing cupboard and leading to:-

BEDROOM TWO (FRONT)

12' 6" x 9' 10" (3.83m x 3.00m) UPVC double glazed window, central heating radiator and power points.





BEDROOM THREE (REAR)

13' 2" x 9' 9" (4.02m x 2.99m) (Max) Built in wardrobe, central heating radiator, pedestal wash basin, power points and UPVC double glazed window.

OUTSIDE

COVERED SIDE PASSAGE/UTILITY AREA

With plumbing for a washing machine, power points, storage cupboard and access out to the rear of the property.

REAR GARDEN

The property enjoys a delightful rear garden which must be seen to be appreciated, having a feature large block paved patio and footpath, shaped lawn, flower borders. shrubs and evergreens.

GARAGE

17' 2" x 8' 10" (5.25m x 2.71m) With up and over door to the front, courtesy door to the side and further door leading into the side passage/utility area.

TENURE

Freehold

VIEWING

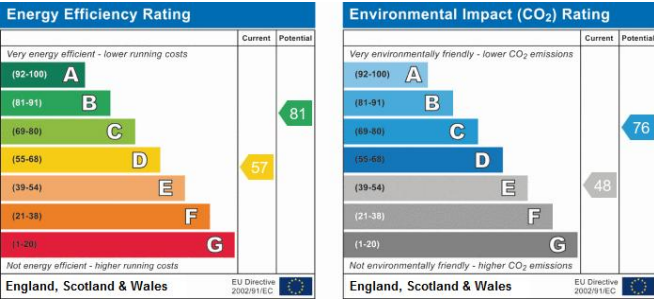
Via Xact Homes on 0121 712 6222

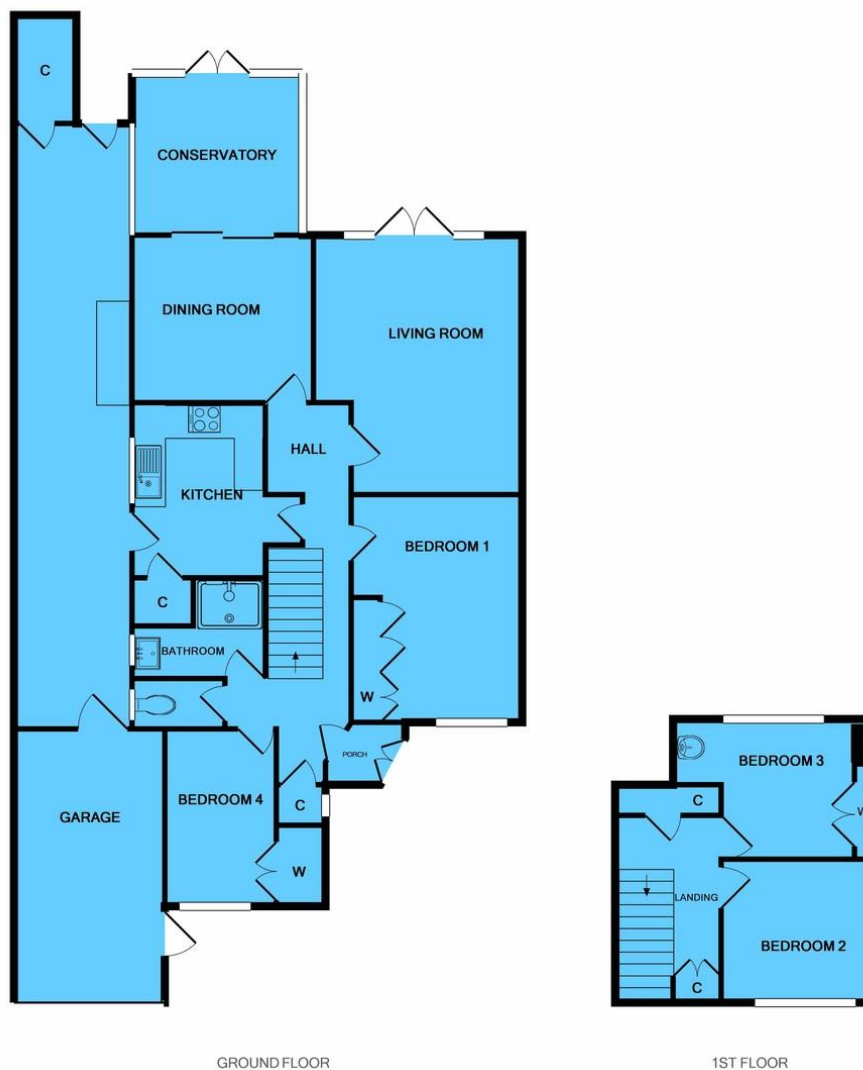
COUNCIL TAX

Council Tax Band E

NOTE

Please note that the vendor is a relative of an employee of Xact Homes.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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