



HR ESTATE AGENTS

4 Bedrooms

Bungalow - Semi Detached

Offers Over

£450,000

Located in

Solihull





# Ebrington Avenue

Solihull | | B92 8HX



James Whalley is delighted to present this impressive four-bedroom semi-detached dormer bungalow, ideally located in Solihull.

Upon arrival, you are welcomed via a bright and inviting porch which leads into a spacious hallway. To the front of the property sits a generous ground-floor bedroom, conveniently positioned next to the contemporary downstairs bathroom, featuring a freestanding bath and a walk-in shower. The main bedroom is also located on the ground floor and benefits from a walk-in wardrobe and a stylish en-suite bathroom.

To the rear of the property is a beautifully refitted kitchen, opening seamlessly into the lounge to create a modern open-plan living space. French doors lead out to the rear garden, while an additional enclosed dining area provides the perfect setting for entertaining. Off the kitchen, there is a useful side storage area incorporating a practical utility space with its on front access.

The first floor offers a versatile landing area, ideal for a home office or study, along with two further well-proportioned bedrooms and a family bathroom.

Externally, the property provides off-road parking to the front. The rear garden is a true highlight, offering a patio area surrounded by mature trees for added privacy, along with a raised decking area — perfect for enjoying the summer months.

The property is conveniently located just 3.0 miles from Birmingham Airport, making it ideal for commuters and frequent travellers.

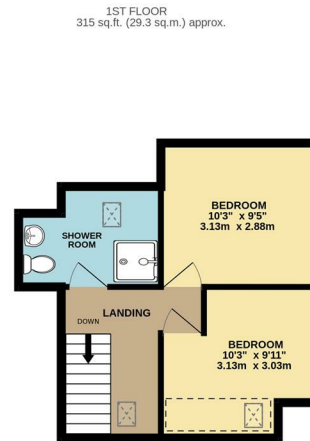
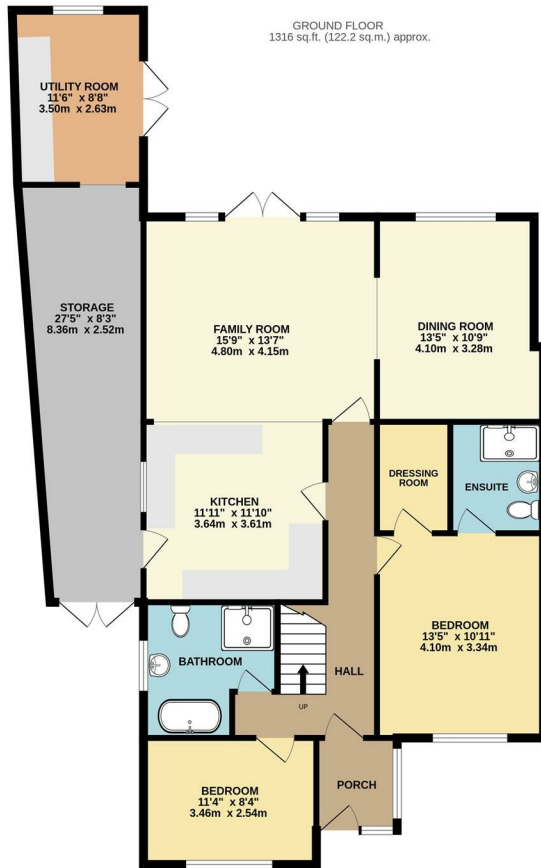
# Ebrington Avenue

£450,000 Freehold



- Four Bedrooms
- Fully Renovated In The Last 5 Years
- Parking For Multiple Cars
- Dorma - Bungalow
- Private Garden
- Storage / Utility Space
- Three Bathrooms
- Open Plan Kitchen Lounge





TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Council Tax Band E

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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