



melvyn
Danes
ESTATE AGENTS



Eastbury Drive
Solihull
Asking Price £270,000

Description

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 offer bright and airy accommodation that has had a recent freshen up with new carpets and decoration. The accommodation is approached via a pedestrian walk way that leads from Blaythorn Avenue or from the rear of the property where garaging and back gate entrance can be found.

Entering through a front door into the large entrance lobby with ample space for cloaks and occasional storage. Through into the living room which is a great sized room with Fire place (disconnected) access to the first floor and kitchen. The kitchen is fully fitted with a range of integrated appliances as well as space and plumbing for white goods as well as space for dining table and chairs with a door onto the rear garden.

To the first floor we have three bedroom, two of which are doubles with fitted storage options, the third being a single. Off the landing is the family bath room with bath and electric shower over as well as the airing cupboard and loft access.

To the rear we have a great sized garden mainly laid to lawn with patio area and bordered by panelled fencing with a rear of garden gate allowing direct access into the private off road parking and the single garage. To the front we have a small fore garden with views over open space.



Accommodation

Entrance Lobby

6'4" x 4'1" (1.940 x 1.262)

Living Room

13'9" x 15'2" max (4.194 x 4.643 max)

Kitchen/Dining Room

15'1" x 8'9" (4.611 x 2.673)

Bedroom One

11'3" x 8'10" (3.432 x 2.709)

Bedroom Two

9'6" x 8'10" (2.900 x 2.709)

Bedroom Three

6'1" x 6'7" (1.879 x 2.007)

Bathroom

6'6" x 6'1" (1.996 x 1.876)

Single Garage

7'10" x 16'8" (2.413 x 5.094)

Off Road Parking

Private Rear Gardens



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 2/2/26. Actual service availability at the property or speeds received may be different.

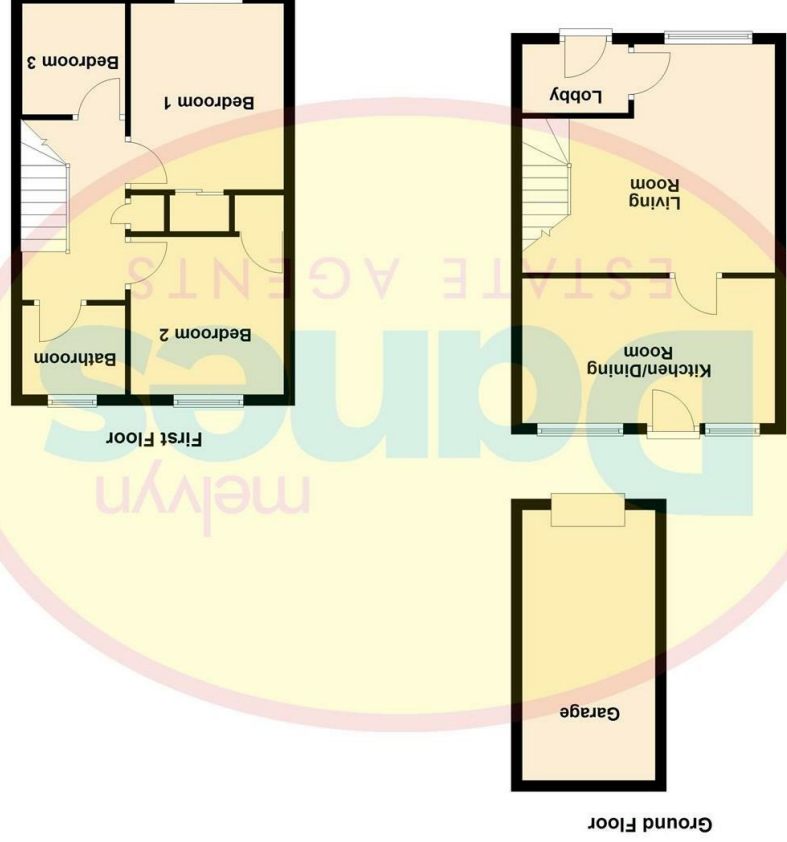
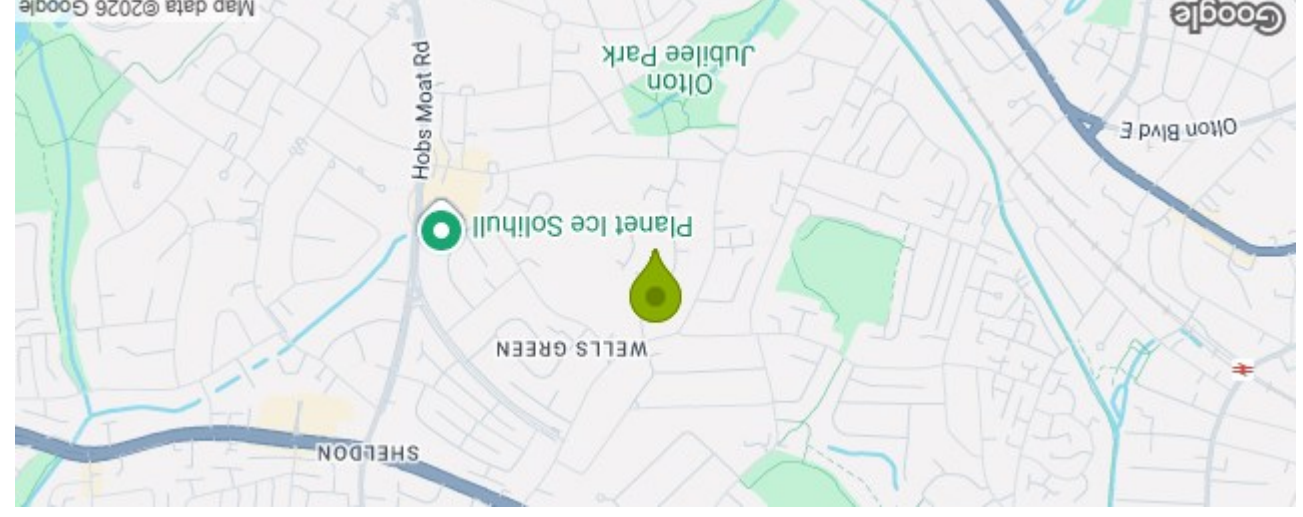
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



70 Eastbury Drive Solihull B92 8TL
Council Tax Band: C

| Energy Efficiency Rating | |
|---|-------------|
| 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 | |
| Current | 87 |
| Potential | 73 |

EU Directive 2002/91/EC
England & Wales

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.