

Pierce Avenue,



£1,250 PCM

Pierce Avenue,

- Semi-Detached
- 3 Bedrooms
- Locked Garage
- Gas Central Heating
- 2 Reception Rooms
- Garden
- Double Glazing
- Ideal Family Home

Tenure:
Council Tax Band: C

Nestled on the charming Pierce Avenue in Solihull, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 841 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that are bathed in natural light, creating a warm and welcoming atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy living area, a formal dining room, or a playroom for the children.

The property is in great condition, ensuring that you can move in with ease and start enjoying your new home right away. The well-lit rooms enhance the overall appeal, providing a bright and airy feel throughout.

Additionally, the house features a well-appointed bathroom, catering to all your daily needs. For those with vehicles, there is convenient parking available for one car, adding to the practicality of this lovely home.

Situated in a great location, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for both families and professionals alike.

In summary, this semi-detached house on Pierce Avenue is a wonderful opportunity for anyone looking to settle in Solihull. With its spacious layout, light-filled rooms, and prime location, it is sure to attract considerable interest. Do not miss the chance to make this charming property your new home.

Reception

3.36m x 2.95m (11'0" x 9'8")
Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, wall lights, skirting

Living Room

5.42m x 2.95m (17'9" x 9'8")
Double glazed door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator, wall lights

Kitchen

4.41m x 1.66m (14'6" x 5'5")
Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan, Plumbing for white goods

Bedroom 1

3.47m x 2.91m (11'5" x 9'7")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storage

Bedroom 2

3.36m x 2.87m (11'0" x 9'5")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

2.42m x 1.87m (7'11" x 6'2")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

1.78m x 1.77m (5'10" x 5'10")
Privacy double glazed window to rear, tile flooring, wall cladding boards, bathtub with mixer tap, shower unit over bath, pedestal sink with separate taps, toilet, heated towel rail, extractor fan

Garage

Garage door, concrete flooring, door to garden

Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs

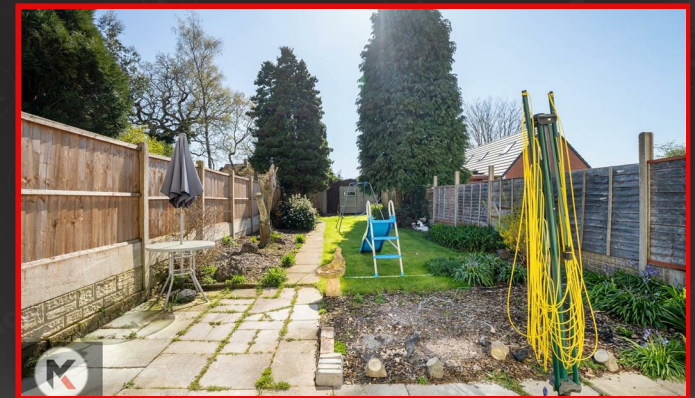
Directions



Pierce Avenue,



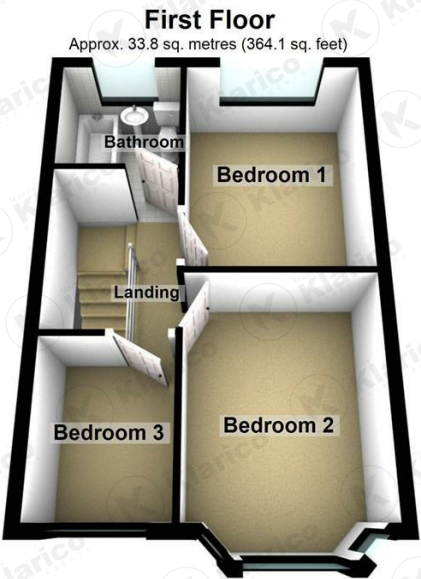
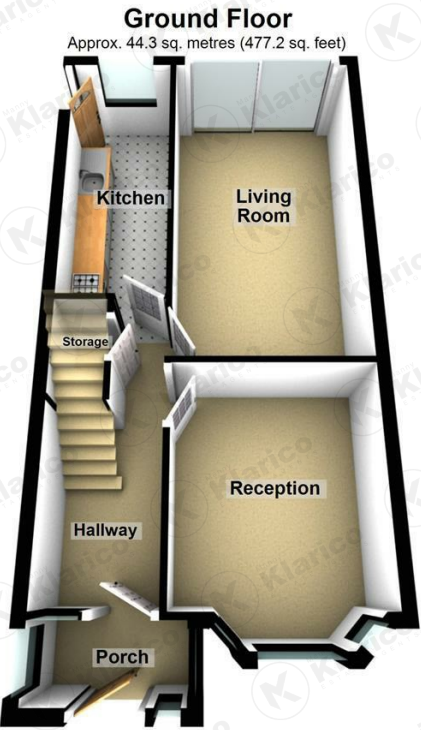
Pierce Avenue,



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Manny
Klarico
ESTATE AGENTS



Ground Floor
Approx. 44.3 sq. metres (477.2 sq. feet)

First Floor
Approx. 33.8 sq. metres (364.1 sq. feet)

Total area: approx. 78.2 sq. metres (841.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		88		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	61			(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

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