



Pierce Avenue, Solihull B92 7JY

welcome to

Pierce Avenue, Solihull

A deceptively spacious and very well presented three bedroom semi-detached, situated in the popular area of Solihull. The home is ideal for growing families seeking an area with access to local amenities such as well regarded schools, local shops and access to transport links.

Agent Note

The Council Tax Band is C.

Entrance Porch

Door to front and double glazed windows to side.

Entrance Hall

Obscure double glazed door to front. Central heating radiator and access to storage.

Reception Room

13' 6" x 10' into recess (4.11m x 3.05m into recess)
Double glazed window to front. Central heating radiator and electric fire.

Dining Room

12' 9" x 9' 11" into recess (3.89m x 3.02m into recess)
Central heating radiator.

Open Plan Kitchen

15' 3" x 12' 6" plus door recess (4.65m x 3.81m plus door recess)
Double glazed door to rear and double glazed window to rear. Two sky lights to rear. A range of wall and base units with breakfast bar. Sink and drainer. Integrated appliances (oven, electric hob, dishwasher, microwave & fridge-freezer). Extractor hood with splashback and central heating radiator.

Lobby

Space for free standing appliances (washing machine). Central heating radiator and access to boiler.

Guest Wc

Low level toilet and hand wash basin with vanity unit. Tiling to splash prone areas.

Landing

Obscure double glazed window to side. Access to loft.

Bedroom One

13' 6" x 10' max (4.11m x 3.05m max)
Double glazed window to front. Central heating radiator and built-in-wardrobe.

Bedroom Two

13' 2" x 9' 10" max (4.01m x 3.00m max)
Double glazed window to rear. Central heating radiator and built-in-wardrobe.

Bedroom Three

6' 8" x 5' 8" (2.03m x 1.73m)
Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity unit and bath with screen and wall mount electric shower over. Heated towel rail and tiling to splash prone areas.

Rear Garden

Patio area with laid lawn and path descending to rear of garden. Side gate access to front.

Outbuilding

17' x 15' 5" (5.18m x 4.70m)
Double glazed sliding door to front. Obscure double glazed door to front and double glazed window to side.

Garage

(Not measured, please ensure it meets your requirements). Door to front. Obscure double glazed windows to side.



Parking

Off road parking for multiple vehicles.



view this property online shipways.co.uk/Property/SLY111627



welcome to

Pierce Avenue, Solihull

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN
- GUEST WC
- BATHROOM

Tenure: Freehold EPC Rating: D

offers over

£330,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/SLY111627



Property Ref:
SLY111627 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk