

# 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" ( $\overline{5.18m}$  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.









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## 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

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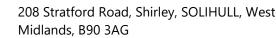
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0121 744 4595



shirley@shipways.co.uk





shipways.co.uk