



melvyn
Danes
ESTATE AGENTS

Pierce Avenue
Solihull
Offers In Excess Of £330,000

Description

Pierce Avenue leads off Richmond Road which leads to the A41 Warwick Road giving access to the city centre of Birmingham, via Acocks Green, or travelling in the opposite direction passing the popular Dovehouse parade of shops to the town centre of Solihull.

At the junction of Richmond Road and the A41 one will find Olton Railway Station offering services to Birmingham and beyond. Richmond Road also gives access to the A45 Coventry Road, via Wagon Lane, and there are regular bus services travelling along here to the city centre of Birmingham. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Close to the property is Jubilee Park, a pleasant area of public open space with children's play area, one of many parks to be found in Solihull.

The property is set back from the road behind a good sized drive way that leads to the accommodation. Accessed via front door leading into entrance porch.

The property has been tastefully modernised by the current owners and has a lovely extension to the rear incorporating a large kitchen breakfast room with skylight and French doors opening onto the garden. The accommodation is well proportioned and briefly comprises of entrance porch, entrance hall, living room, dining room, kitchen breakfast room, ground floor wc, three bedrooms, family bathroom, off road parking and rear gardens. At the bottom of the garden we have a large brick built garage and workshop.



Accommodation

Entrance Porch

Entrance Hall

Living Room

13'6" x 10'0" (4.122 x 3.058)

Dining Room

12'9" x 10'0" (3.890 x 3.058)

Open Plan Kitchen Breakfast Room

15'3" x 12'7" (4.649 x 3.842)

Ground Floor WC

Bedroom One

13'6" x 10'2" (4.115 x 3.100)

Bedroom Two

13'2" x 10'2" (4.035 x 3.100)

Bedroom Three

6'8" x 5'8" (2.042 x 1.748)

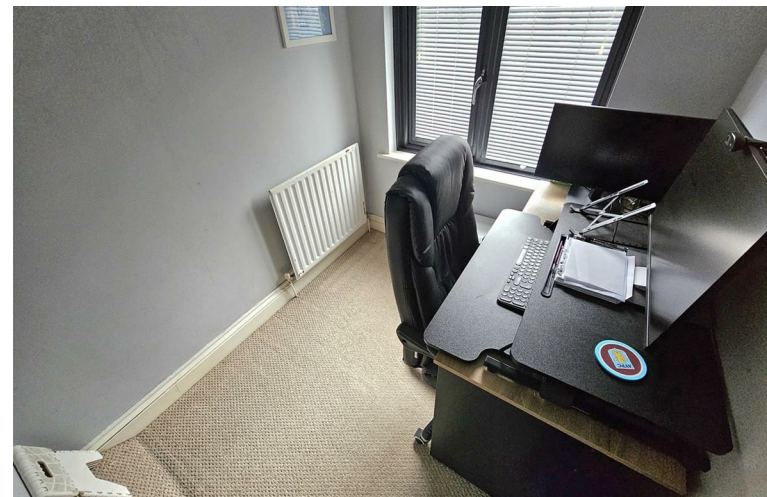
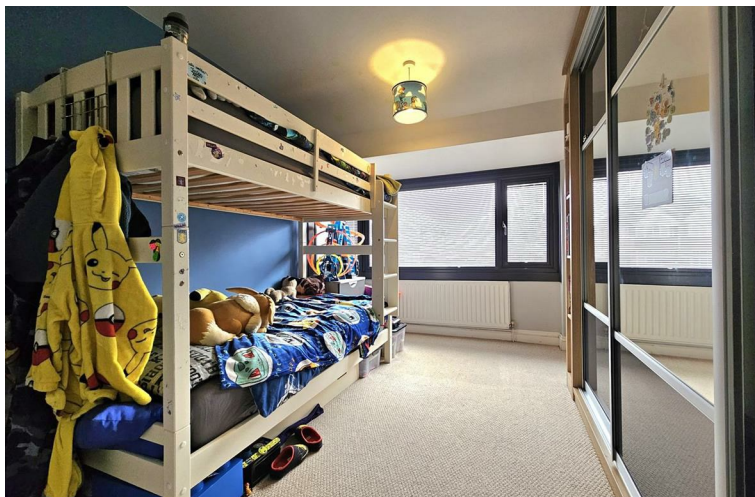
Family Bathroom

5'7" x 6'4" (1.719 x 1.943)

Brick Built Garage + Workshop

17'0" x 15'5" + 17'6" x 18'0" (5.189 x 4.704 + 5.357 x 5.497)

Front And Rear Gardens



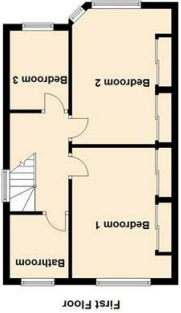
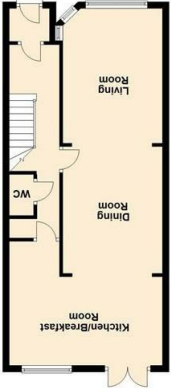
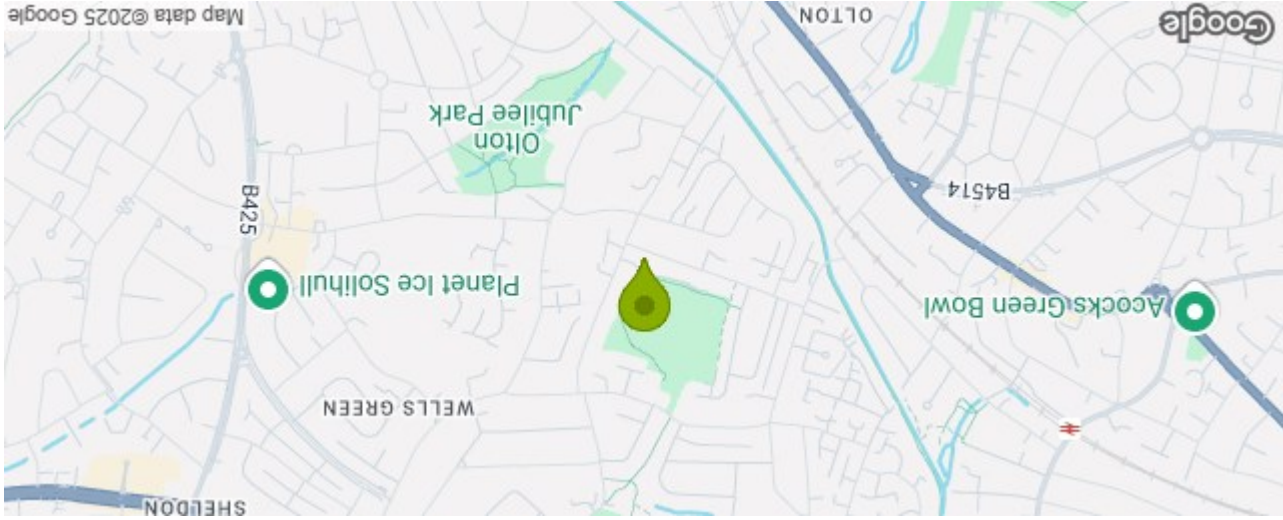
TENURE: We are advised that the property is freehold
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 04/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 04/02/2025). Please note that 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



111 Pierce Avenue Solihull Solihull B92 7JY
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		Potential
81		62
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.