



Pierce Avenue Solihull

- A Well Presented & Extended Semi Detached Home
- Three Bedrooms
- Extended & Re-Fitted Breakfast Kitchen Diner
- Lounge

£295,000

Current EPC Rating 70 (C)
Current Council Tax Band C

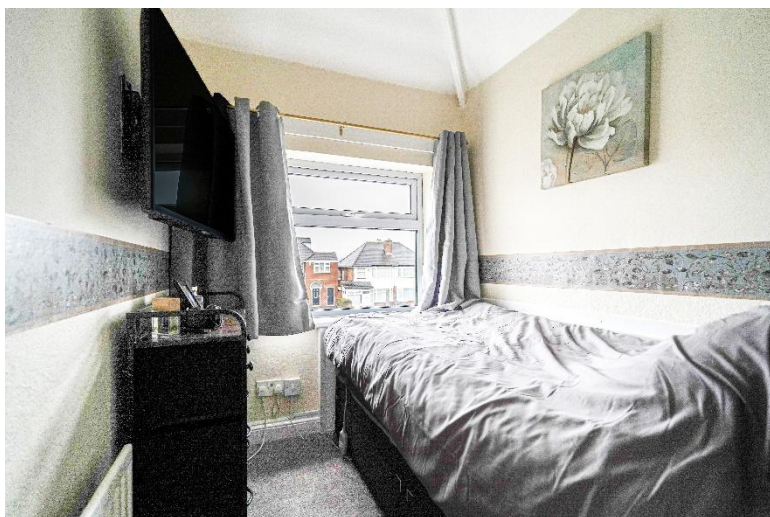
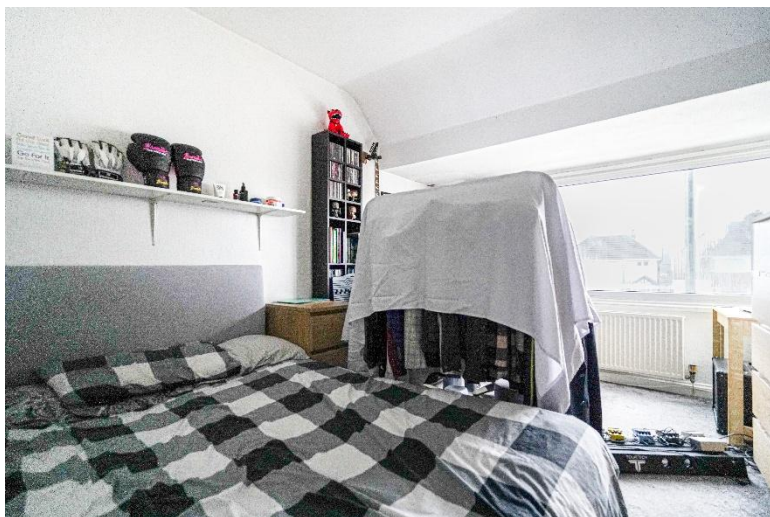




Property Description

A well presented and extended semi-detached property briefly affording three bedrooms, lounge, extended re-fitted breakfast kitchen diner, utility, family bathroom, private rear garden, off-road parking, UPVC double glazing and gas central heating

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Entrance Hall

Lounge to Front - 3.9m (into bay) x 3m (12'9" x 9'10")

Extended L Shaped Breakfast Kitchen Diner to Rear - 6.5m x 4.9m (21'3" x 16'0")

Utility Room to Rear

Bedroom One to Front - 4.1m (into bay) x 3m (13'5" x 9'10")

Bedroom Two to Rear - 4m (into bay) x 3m (13'1" x 9'10")

Bedroom Three to Front - 2.1m x 1.7m (6'10" x 5'6")

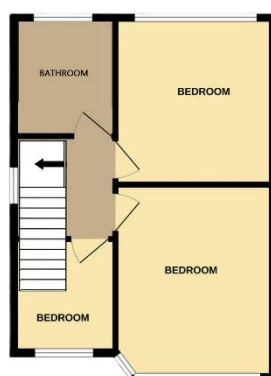
Family Bathroom to Rear - 1.9m x 1.7m (6'2" x 5'6")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – C



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.