



smarthomes

Pierce Avenue

Solihull, West Midlands, B92 7JY

- A Well Presented Semi Detached Home
- Three Bedrooms
- Open Plan Breakfast Room & Kitchen
- Conservatory

£285,000

EPC Rating 63

Current Council Tax Band C





Property Description

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 the new 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.

The property is set back from the road behind iron gates and stone chipping driveway providing off road parking extending to gated side passage and UPVC double glazed door leading through to



Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation with useful under-stairs storage and doors leading off to

Lounge to Front

15' 8" x 9' 11" (4.78m x 3.02m) With double glazed bay window to front elevation, radiator, gas fireplace with stone surround and ceiling light point

Kitchen to Rear

6' 6" x 9' 6" (1.98m x 2.9m) Being fitted with a range of high gloss wall and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for range style cooker with extractor canopy over, space and plumbing for washing machine, ceiling light point, double glazed window to rear elevation and archway leading through to open plan breakfast area

Breakfast Room to Rear

8' 2" x 10' 0" (2.49m x 3.05m) Having double glazed folding doors opening into conservatory, fitted high gloss wall and base units, wood effect work surface, tiled splashback, radiator, space for fridge freezer, coving to ceiling and ceiling light point



Conservatory

11' 0" x 7' 8" (3.35m x 2.34m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, wood effect flooring and power points



Accommodation on the First Floor

Landing

With loft access, ceiling light point, loft hatch, double glazed window to side and doors leading off to

Bedroom One to Front

8' 2" x 12' 0" (2.49m x 3.66m) With double glazed bay window to front elevation, radiator, dado rail and ceiling light point





Bedroom Two to Rear

11' 10" x 9' 11" (3.61m x 3.02m) With double glazed window to rear elevation, radiator, dado rail, ceiling light point and built-in cupboard housing Worcester Bosch boiler

Bedroom Three to Front

6' 3" x 7' 3" (1.91m x 2.21m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

5' 2" x 5' 11" (1.57m x 1.8m) Being fitted with a three piece suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, with tiling to walls, tiled flooring, obscure double glazed window to rear, radiator and ceiling light point

Rear Garden

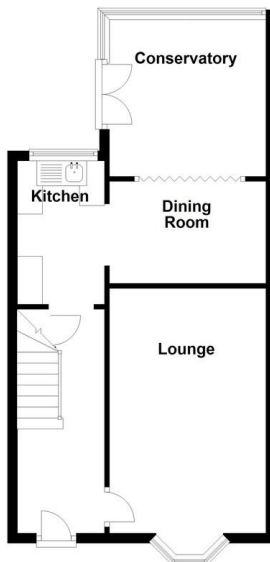
Having a paved patio, gravel pathway & terrace, shaped flower borders, fencing to boundaries and large metal storage sheds



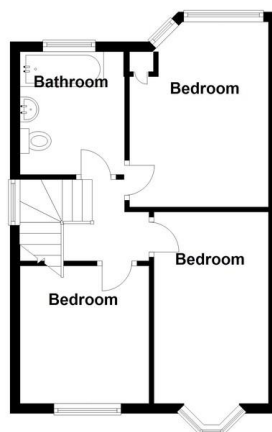
Tenure

We are advised by the vendor that the property is freehold, but are awaiting EU Directive confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 and 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.