



smarthomes

## Pierce Avenue

Solihull, West Midlands, B92 7JZ

- A Well Presented Semi Detached Property
- Three Bedrooms
- Breakfast Kitchen
- South West Facing Rear Garden With Brick Built Home Office

**Offers Over £300,000**

EPC Rating 68

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.

This lovely property is set back from the road behind a tarmac driveway with an attractive flower border. The driveway provides off road parking for up to four vehicles, extending to ston porch with UPVC double glazed door leading through to



### Entrance Hallway

With ceiling light point, radiator, Karndean flooring, stairs leading to the first floor accommodation and doors leading off to

### Lounge to Front

12' 5" x 10' 0" (3.78m x 3.05m) Having a double glazed bay window to front elevation with fitted blinds, ceiling light point, coving to ceiling, fitted alcove shelving, radiator and fireplace with wooden surround



### Breakfast Kitchen to Rear

15' 10" x 11' 2" (4.83m x 3.4m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge and freezer, radiator, spot lights to ceiling, Karndean flooring, double glazed window to rear and double glazed French doors leading out to the rear garden

### Accommodation on the First Floor

#### Landing

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

#### Bedroom One to Front

13' 0" x 9' 7" (3.96m x 2.92m) A double bedroom with double glazed bay window to front elevation, coving to ceiling, radiator and ceiling light point

#### Bedroom Two to Rear

11' 3" x 9' 7" (3.43m x 2.92m) A double bedroom with double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes and cupboard housing boiler



#### Bedroom Three to Front

6' 0" x 7' 11" (1.83m x 2.41m) A single bedroom with double glazed window to front elevation, radiator, coving to ceiling and ceiling light point





### Family Bathroom to Rear

6' 0" x 6' 1" (1.83m x 1.85m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to rear, ladder style radiator and ceiling light point

### South West Rear Garden

A lovely garden being mainly laid to lawn with paved patio, fencing to boundaries, mature trees (including a wonderful apple tree), shrub borders (to include a flourishing plum tree) and access to brick built home office.



### Home Office

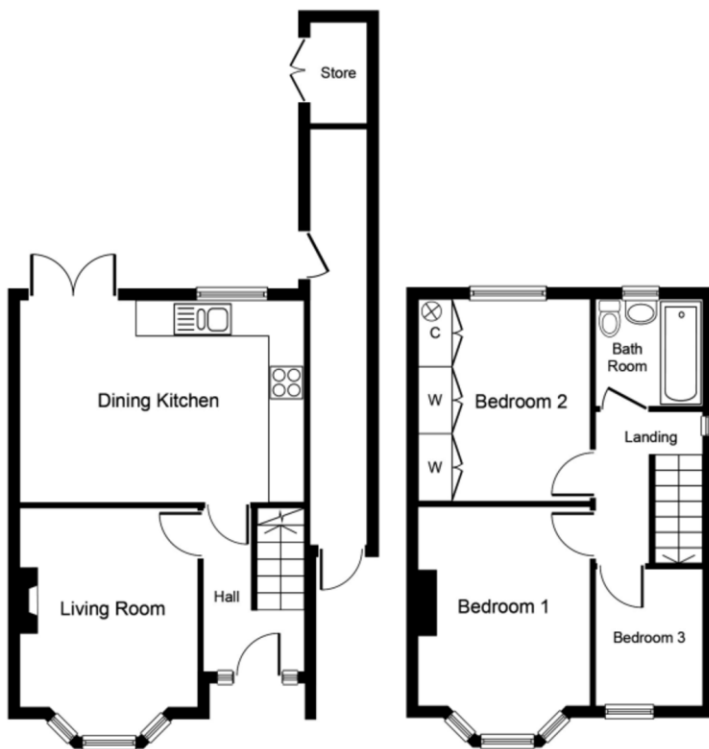
15' 4" max x 18' 3" max (4.67m x 5.56m) Being L-shaped with door to rear garden, double glazed French doors leading out to the rear patio area, three Velux windows, two electric heaters, spot lights to ceiling and door to private gated access road.

### Covered Side Passage

2' 11" x 22' 11" (0.89m x 6.99m) With space for tumble dryer, fitted shelving and storage area with lighting and power

### Tenure

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	88	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.