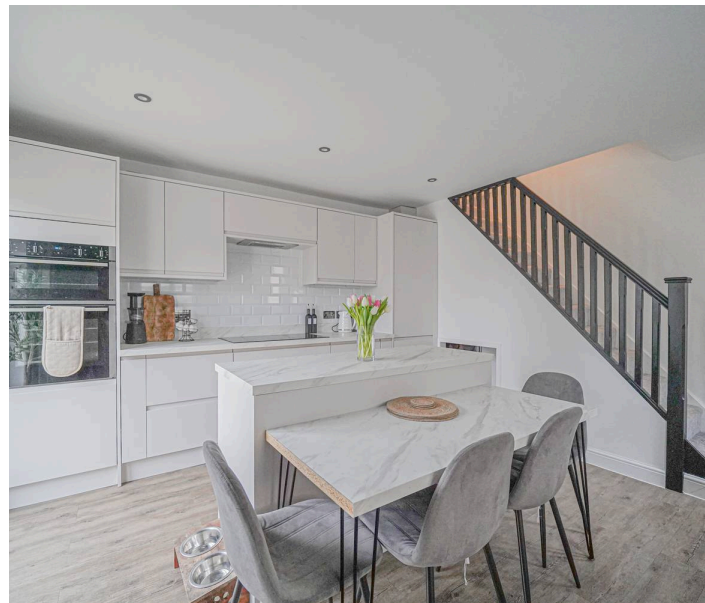




Pierce Avenue, Solihull

Guide Price £270,000





PROPERTY OVERVIEW

Presenting a wonderful opportunity to acquire this beautifully renovated two-bedroom semi-detached property ideal for first-time buyers, downsizers, and investors. Beyond the modest facade lies a home transformed by a tasteful refurbishment showcased throughout. The heart of this property is the impressive open-plan kitchen/diner, complete with fully integrated appliances, modern units, and a large central island. Additional storage is catered for by the utility/laundry room, offering convenience and practicality. The spacious living room provides a comfortable retreat ideal for relaxation and entertainment. On the first floor, two generously proportioned bedrooms are serviced by a family bathroom. Outside, a rear garden boasts a well-maintained lawn with a large patio seating area, offering a delightful space for outdoor enjoyment. Furthermore, the property benefits from a driveway at the front capable of accommodating multiple vehicles. This property offers a harmonious blend of modern comfort and functional design, presenting a remarkable opportunity for discerning buyers seeking a stylish and well-appointed home.



PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

- Two Bedroom Semi-Detached Property
- Ideal For First-Time Buyers, Downsizers Or Investors
- Modern Open Plan Kitchen / Diner
- Spacious Living Room
- Two Double Bedrooms
- Family Bathroom
- Lawn Rear Garden With Patio Seating Area
- Large Driveway For Multiple Vehicles



**KITCHEN/DINER**

15' 1" x 12' 2" (4.60m x 3.71m)

UTILITY/LAUNDRY ROOM**LIVING ROOM**

12' 7" x 12' 2" (3.84m x 3.71m)

FIRST FLOOR**BEDROOM ONE**

12' 3" x 11' 4" (3.73m x 3.45m)

BEDROOM TWO

12' 6" x 9' 1" (3.81m x 2.77m)

BATHROOM

8' 11" x 5' 6" (2.72m x 1.68m)

TOTAL SQUARE FOOTAGE

82.8 sq.m (891 sq.ft) approx.

OUTSIDE THE PROPERTY**REAR GARDEN WITH LARGE PATIO SEATING AREA****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Electriq integrated hob, Neve extractor, Beko fridge/freezer, garden shed, all carpets, curtains, blinds and light fittings, CCTV, car charging point (fitted 2024), fitted electric fire in lounge and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electric, sewers and water.
Broadband - FTTC (fibre to the cabinet). Loft space - boarded.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

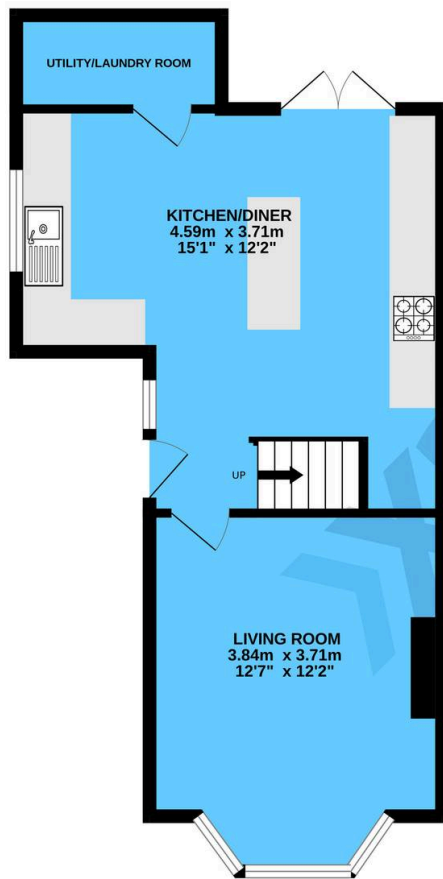
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

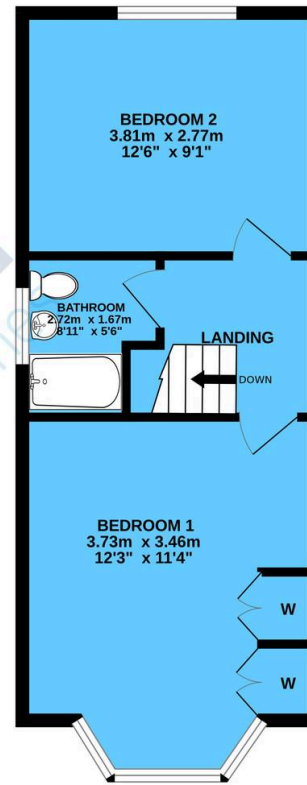
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 82.8 sq.m. (891 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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