



Pierce Avenue, Solihull

Guide Price £325,000





PROPERTY OVERVIEW

Located on a sought after road, this three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property has been thoughtfully extended, providing ample space and an abundance of natural light throughout. Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or relaxing with loved ones. The property boasts a formal dining room, perfect for hosting gatherings, and a cosy living room, ideal for unwinding after a long day. The heart of the home is the open-plan breakfast kitchen, complete with a central island, generous work surfaces, and ample storage space. A guest cloakroom adds to the convenience on the ground floor. Upstairs, three bedrooms await. Two doubles offer comfortable sleeping arrangements, while the versatile single bedroom can be adapted to suit your needs. A well-appointed family bathroom completes the upper level. Outside, a rear garden awaits, featuring a lush lawn and a peaceful patio seating area, perfect for enjoying al fresco meals or a morning coffee. A spacious brick-built garage and workshop provide ample storage space for tools and equipment.





Convenience is key, with a driveway to the front of the property offering parking for multiple vehicles. This property is just a short distance from all local amenities and schools, making it an ideal choice for families looking to settle in a peaceful yet accessible location.

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



- Three Bedroom Semi-Detached Family Home
- Set On A Sought After Road In Solihull
- Two Spacious Reception Rooms
- Open Plan Breakfast Kitchen
- Two Double Bedrooms & Single
- Family Bathroom
- Lawn Rear Garden With Garage & Workshop
- Parking For Multiple Vehicles



PORCH

HALLWAY

WC

LIVING ROOM

13' 1" x 10' 0" (3.99m x 3.05m)

DINING ROOM

12' 9" x 9' 11" (3.89m x 3.02m)

BREAKFAST KITCHEN

15' 3" x 9' 9" (4.65m x 2.97m)

FIRST FLOOR

BEDROOM ONE

13' 2" x 9' 11" (4.01m x 3.02m)

BEDROOM TWO

13' 6" x 10' 0" (4.11m x 3.05m)

BEDROOM THREE

6' 8" x 5' 9" (2.03m x 1.75m)

BATHROOM

6' 4" x 5' 7" (1.93m x 1.70m)

OUTSIDE THE PROPERTY

GARAGE

18' 10" x 18' 0" (5.74m x 5.49m)

WORKSHOP

17' 0" x 15' 5" (5.18m x 4.70m)

TOTAL SQUARE FOOTAGE

136.9 sq.m (1474 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN WITH PEACEFUL PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, blinds and light fittings, summer house, sofa and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – FTTP (fibre to the premises). Loft space – part 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.

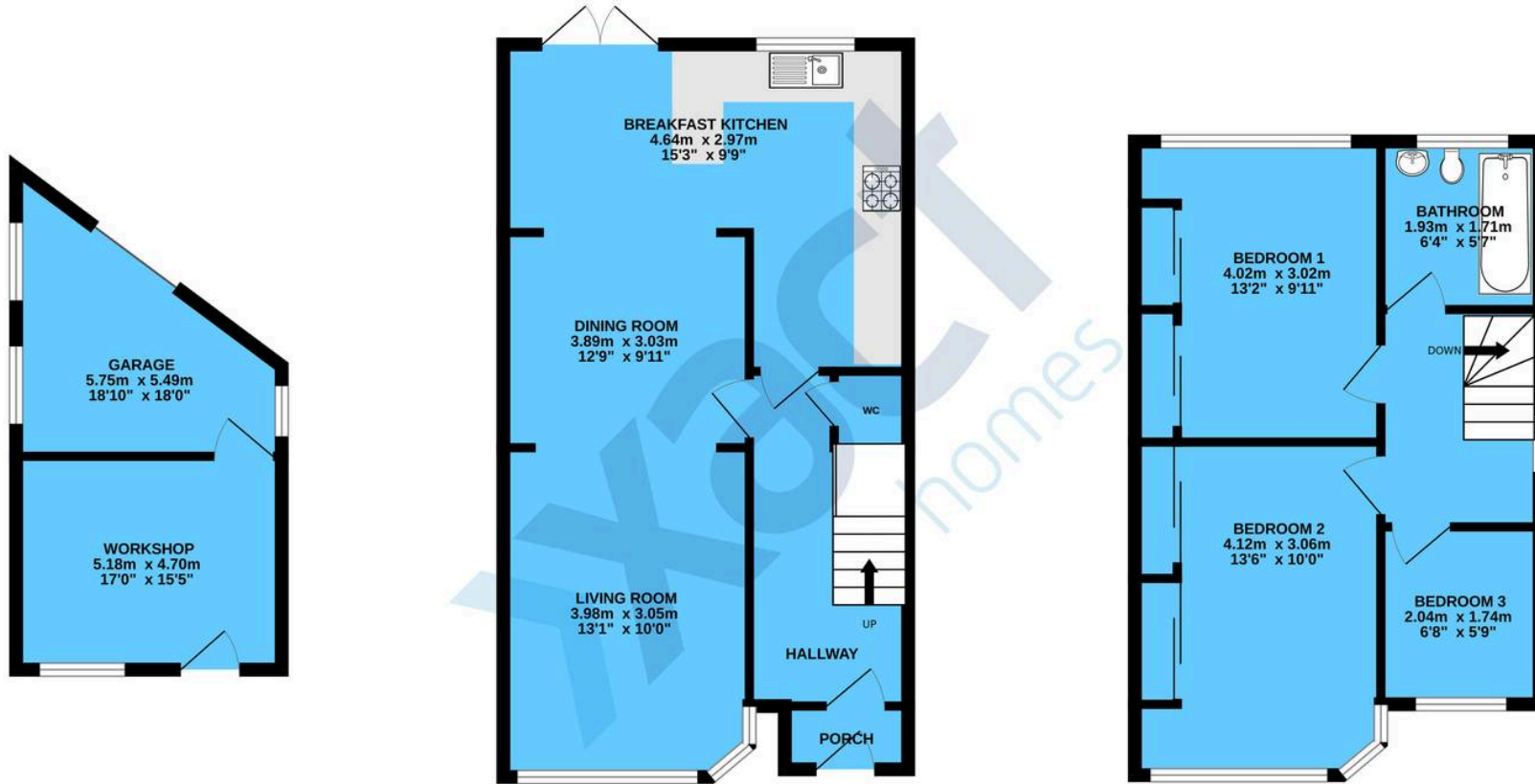
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



OUTSIDE

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 136.9 sq.m. (1474 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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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