



£265,000 Offers In Region Of

Pierce Avenue, Solihull, B92 7JZ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Two Bedroom Semi Detached
- Living Room to Front Aspect
- Dining Kitchen
- Utility Room
- Conservatory
- Double Bedrooms
- Bathroom to First Floor
- Off Road Parking
- Rear Garden
- Viewings Recommended

Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this two bedroom semi detached residence in this most sought-after location of B92. Viewings highly recommended to appreciate this home.

Main Particulars

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Property Details:

Pierce Avenue is conveniently located within proximity to local amenities, eateries, luxuries, and transport links. Local transport links provide easy access into; Birmingham City Centre, Solihull Town Centre, Birmingham Airport and is near to convenient road networks linking the M42, M6, M40, M1 and M5 making it perfect for commuters. The property is within easy walking distance to Langley Primary School and Langley Secondary School which falls within the catchment area. Tudor Grange Academy is also a 10-minute drive away.

Full Details:

Viewings are highly recommended for this charming two-bedroom semi-detached residence located on Pierce Avenue, B92. This well-presented property offers a comfortable and practical layout, ideal for a variety of buyers.

Upon entering, you will find a welcoming living room at the front aspect, featuring a double glazed window that fills the room with natural light. The dining kitchen at the rear is equipped with a range of base cupboards and drawer units with work surfaces over, matching wall-mounted cabinets, a sink and drainer unit with a mixer tap, and an integrated cooker with an electric hob. The utility room at the rear provides additional space for white goods and has a door leading to the rear garden.

A conservatory, also accessible from the kitchen, offers a versatile space for relaxation and has a door that opens onto the rear garden, making it an ideal spot for enjoying the outdoors in comfort.

Upstairs, the property comprises two double bedrooms, providing ample space for family or guests, and a well-appointed bathroom.

Externally, the property benefits from off-road parking at the front, ensuring convenience for residents. The rear garden is of a nice size, offering plenty of space for outdoor activities and gardening.

This lovely home on Pierce Avenue combines practicality and charm, making it an excellent choice for those seeking a well-maintained residence in a desirable location.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status

of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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