



104 Pierce Avenue, Solihull B92 7JZ

www.simonburthomes.co.uk

£175,000

Key Features

Entrance Porch / Reception Hall
Through Lounge and Dining Room
Kitchen
Three Bedrooms / Loft Room
Bathroom
Gas Central Heating / Double Glazing
Rear Garage / Driveway Parking
Rear Garden

104 Pierce Avenue is a well proportioned, traditional, three bedroom, semi detached family home, conveniently situated in this highly regarded residential area.

Local Schools

St Margaret's V.A C of E Primary School
Chapel Fields Junior School
Daylesford Infant School
St Andrew's Catholic Primary School

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

We moved into this property, our family home back in 1996, and in that time I married, started and raised a family and have enjoyed many happy times, and the children made great use of our South facing garden!

The children attended the highly oversubscribed and excellent St Margaret's V.A Primary school which is in walking distance from our home, as is St. Margaret's Church, Olton Train Station and Jubilee Park (all of which have featured in our life). Links to Birmingham International airport/train station and the city centre are also very convenient, and we are just a five minute drive into Touchwood Shopping Centre.

As a family we have loved living here, and in fact we are still living walking distance from the family home as we love it so much!

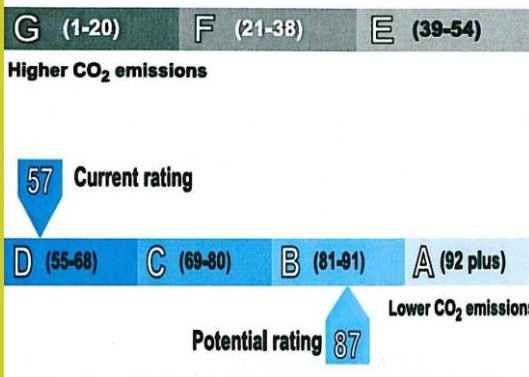
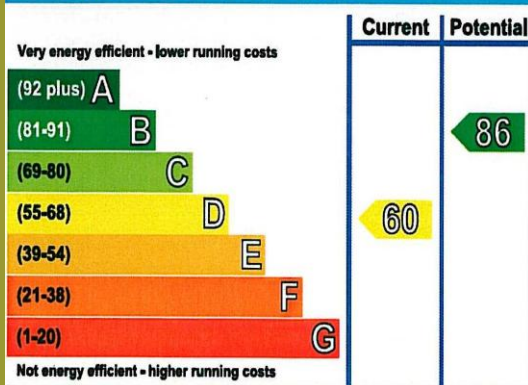
Local Authority

Solihull Metropolitan Borough Council

Viewing Arrangements

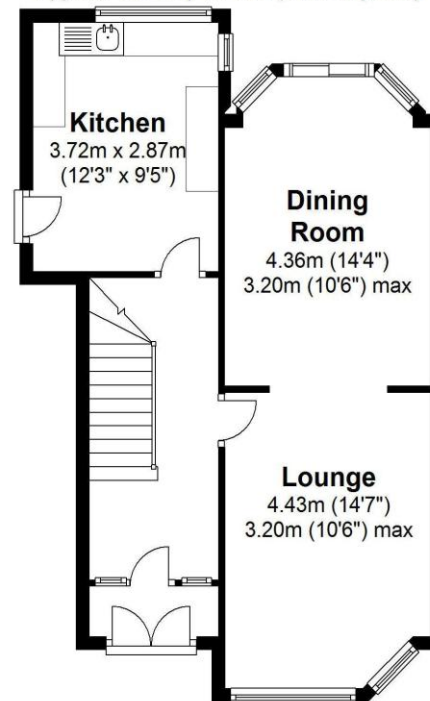
Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating



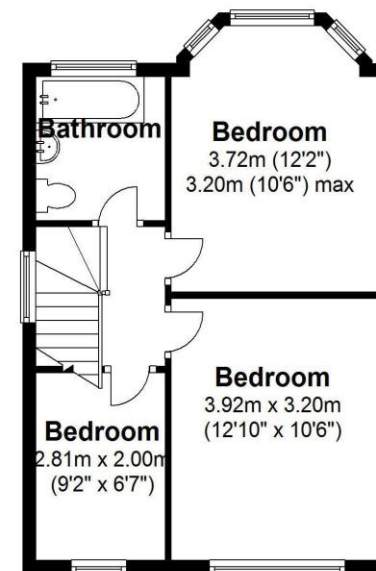
Ground Floor

Approx. 50.4 sq. metres (542.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 90.5 sq. metres (973.6 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

