BLACK & GOLDS
ESTATE AGENTS

Sales: 0121 249 6207
Lettings: 0121 249 6207
Email: enquiries@blackandgolds.co.uk

Pear Tree Crescent, Shirley, Solihull, B90 1LE

Offers Over £350,000

3 1 2









3 Bedroom Semi-Detached House For Sale – Pear Tree Crescent, Shirley, Solihull

Shirley Office:
Black and Golds Estate Agents
117 Stratford Road, Shirley, Soliull, B90 3ND

Wythall Office:
Black and Golds Mortgages
The Old Bakery House, Becketts Farm, Alcester Road, Wythall, B47 6AJ

Black and Golds Letting Agents Limited. Company Registration Number: 10308551. Black and Golds Estate Agents. Company Registration Number: 07930019. Registered Office: 117 Stratford Road, Solihull B90 3ND.
© 2023 Black and Golds Letting Agents Limited. Company Registration Number: 10308551. Black and Golds Estate Agents Copyright: All rights reserved - No content can be reproduced without our prior written consent.

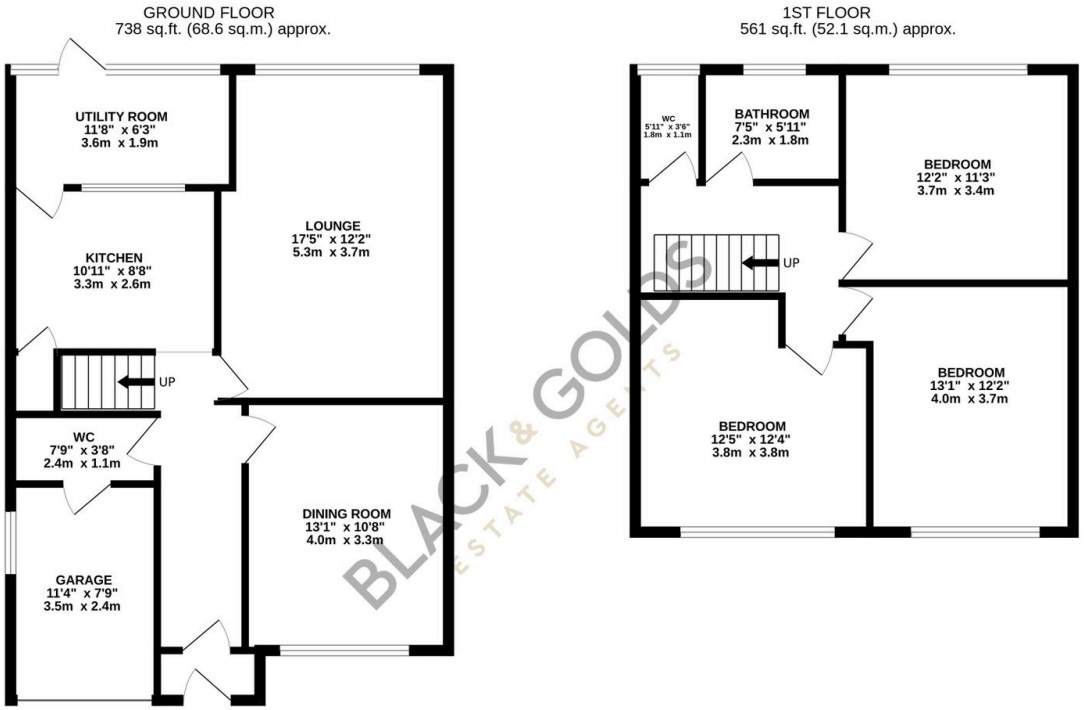
Whilst we as Estate Agents on behalf of the vendors endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. The Vendors have checked and approved these particulars.
These particulars are intended to give a fair description, but there accuracy cannot be guaranteed, and are not to be taken as forming any part of a resulting contract. They are issued on the basis the property is still available and on the understanding that all negotiations are conducted through the agents.

BLACK & GOLDS
ESTATE AGENTS

Sales: 0121 249 6207
Lettings: 0121 249 6207
Email: enquiries@blackandgolds.co.uk

Key Features

- Sought-After Location: Positioned in a quiet, highly desirable residential area of Shirley, Solihull.
- Two Separate Reception Rooms: Features both a cozy, front-facing dining room and a large rear lounge.
- Ground Floor Convenience: Includes a downstairs WC and a practical utility area leading off the kitchen.
- Private Driveway: Provides convenient off-road parking for multiple vehicles.
- Excellent School Catchments: Located close to reputable local primary and secondary schools.
- Three Generous Bedrooms: Spacious first-floor bedrooms offering flexible living options for growing families.
- Bright Utility: Offers extra versatile space with direct views and access to the rear garden.
- Integral Garage: Perfect for a workshop setup, or extensive additional storage.
- Lovely Rear Garden: A private outdoor space featuring a lawn, modern decking and patio area for dining and entertaining.
- Superb Transport Links: Easy commuting via local train stations, regular bus routes, and proximity to the M42.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) 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.
Made with Metropix ©2026

Shirley Office:
Black and Golds Estate Agents
117 Stratford Road, Shirley, Soliull, B90 3ND

Wythall Office:
Black and Golds Mortgages
The Old Bakery House, Becketts Farm, Alcester Road, Wythall, B47 6AJ

Black and Golds Letting Agents Limited. Company Registration Number: 10308551. Black and Golds Estate Agents. Company Registration Number: 07930019. Registered Office: 117 Stratford Road, Solihull B90 3ND.
© 2023 Black and Golds Letting Agents Limited. Company Registration Number: 10308551. Black and Golds Estate Agents Copyright: All rights reserved - No content can be reproduced without our prior written consent.

Whilst we as Estate Agents on behalf of the vendors endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. The Vendors have checked and approved these particulars. These particulars are intended to give a fair description, but there accuracy cannot be guaranteed, and are not to be taken as forming any part of a resulting contract. They are issued on the basis the property is still available and on the understanding that all negotiations are conducted through the agents.