



Cherry Tree Avenue  
Walsall  
WS5 4LH  
£190,000



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# Cherry Tree Avenue

Walsall, WS5 4LH

WK Property is excited to present this charming two-bedroom semi-detached family home located on Cherry Tree Avenue in the Yew Tree area. This property briefly comprises of a large living space of a through lounge diner. The extended kitchen offers a variety of base and wall units with work surface space over and plumbing for a washing machine and a dishwasher. Onto the first floor with stairs from the entrance hall gives access to two double bedrooms which both further benefit from having free-standing wardrobes. The master bedroom benefits from a fitted electric shower cubicle. The family bathroom includes a shower, wash basin, toilet and an airing cupboard housing a combi boiler. The property further benefits from having double glazing and central heating throughout and is sold with NO CHAIN!



## Ground Floor

### Entrance Hall

Having double glazed door to the front elevation, understairs storage, radiator and a door leading off to family lounge/diner

### Family Lounge/Diner

21' 10" x 10' 04" (6.65m x 3.15m) Having double glazed windows to front elevation and rear elevation, with access to the through lounge and the kitchen via a door. More storage space is offered via space underneath the stairs.

### Kitchen

15' 00" x 9' 03" (4.57m x 2.82m) The extended kitchen is equipped with base and wall units, as well as a breakfast bar, gas cooker and a radiator. The kitchen also contains plumbing for a washing machine and a dishwasher. Back door access is also granted through the kitchen allowing you to enter the rear garden.

## First Floor

### Landing

With Stairs leading from the entrance hall, has doors leading off family bathroom, two double bedrooms and loft hatch.

### Bedroom One

14' 04" x 8' 02" (4.37m x 2.49m) Is equipped with a double-glazed window to the front elevation, a carpeted floor, free-standing wardrobes and a radiator. the bedroom further benefits from having a fitted electric shower cubicle.

### Bedroom Two

10' 04" x 9' 09" (3.15m x 2.97m) Is equipped with a double-glazed window to the front and rear elevation, a carpeted floor, fitted wardrobes and a radiator.

### Family Bathroom

7' 02" x 6' 04" (2.18m x 1.93m) Is equipped with a double-glazed window of rear elevation, toilet, wash basin, shower cubicle, lino flooring and an extractor fan

