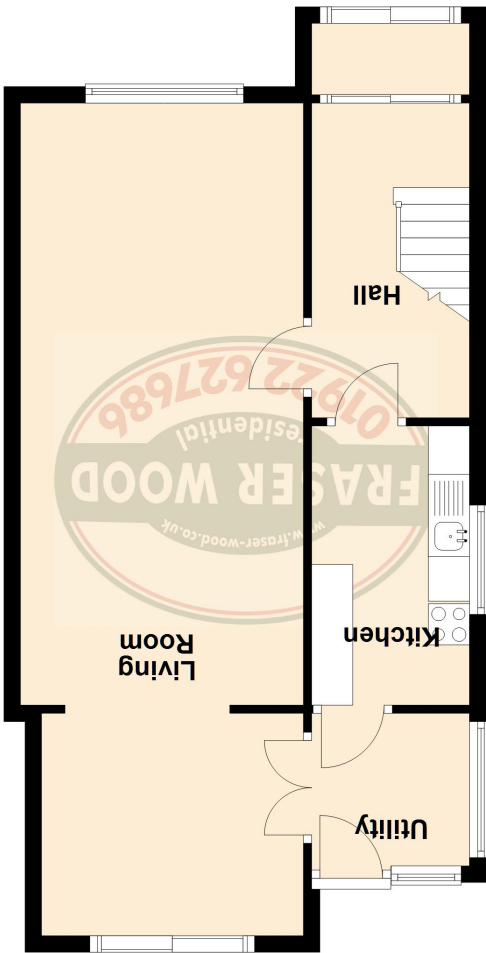


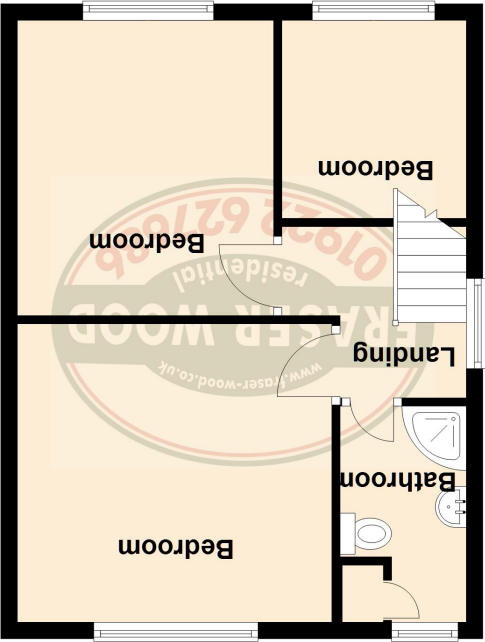


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
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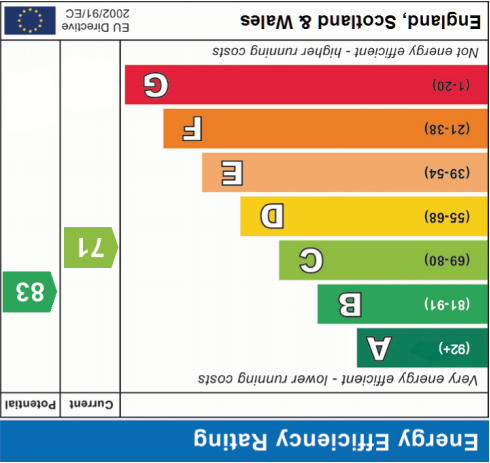
Total area: approx. 94.4 sq. metres (1015.9 sq. feet)



Ground Floor  
Approx. 54.5 sq. metres (587.0 sq. feet)



First Floor  
Approx. 39.8 sq. metres (428.9 sq. feet)



8 Almond Avenue, Yew Tree Estate,  
Walsall, WS5 4JT

OFFERS AROUND £259,950





**8 ALMOND AVENUE, YEW TREE ESTATE, WALSALL**

This well-presented, extended, three bedroomed semi-detached house occupies a pleasant position on the popular Yew Tree Estate, being well served by all amenities including public transport services to West Bromwich and Walsall town centres, schools for children of all ages, local shopping facilities and Junctions 7 and 9 of the M6 Motorway are within approximately 5km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

The property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

**PORCH**

having double glazed sliding entrance door.

**RECEPTION HALL**

having double glazed patio door, ceiling light point, central heating radiator, under stairs store cupboard and stairs off to first floor.

**THROUGH LOUNGE**

7.24m x 3.45m (23' 9" x 11' 4") having UPVC double glazed angular bay window to front, ceiling light point, two central heating radiators, coved cornices, brick built fireplace surround with fitted electric fire and archway to dining area.

**DINING AREA**

3.07m x 2.65m (10' 1" x 8' 8") having double glazed window to rear, four wall light points and central heating radiator.

**KITCHEN**

3.20m x 1.90m (10' 6" x 6' 3") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point with extractor hood over, strip light, tiled floor and double glazed window to side.

**UTILITY ROOM**

2.56m x 1.94m (8' 5" x 6' 4") having plumbing for automatic washing machine, appliance space, strip light, UPVC double glazed window to side, central heating radiator and UPVC door to rear garden.

**FIRST FLOOR LANDING**

having UPVC double glazed window to side, ceiling light point and loft hatch.

**BEDROOM ONE**

3.73m x 3.49m (12' 3" x 11' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

**BEDROOM TWO**

3.32m x 3.08m (10' 11" x 10' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

**BEDROOM THREE**

2.44m x 2.30m (8' 0" x 7' 7") having UPVC double glazed window to front, ceiling light point and central heating radiator.

**SHOWER ROOM**

having white suite comprising shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, tiled floor, UPVC double glazed window to rear and airing cupboard housing the central heating boiler.

**OUTSIDE**

**BLOCK PAVED FRONT DRIVEWAY**

providing off-road parking for several vehicles and SHARED SIDE DRIVEWAY leading to garage.

**ENCLOSED REAR GARDEN**

with timber fencing surround, patio area, mature lawn, flower and shrub borders, timber garden shed, TWO BRICK BUILT OUTBUILDINGS and side access gate.

**GARAGE**

having up-and-over entrance door.

**SERVICES**

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

**TENURE**

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**FIXTURES & FITTINGS**

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

**COUNCIL TAX**

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with Sandwell Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/06/03/25

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**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

**NOTICE FOR PEOPLE VIEWING PROPERTIES**

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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