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Residential Sales & Lettings



## CHERRY TREE AVENUE, WALSALL

### £650.00 PER MONTH

WK are pleased to offer to let this three bedroom mid-terrace house in Walsall. To the ground floor of the property there is a lounge, dining room with patio doors, kitchen and veranda. To the first floor the property benefits from three bedrooms and a bathroom. The property also has a block paved driveway to the front garden and lawn area and greenhouse to the rear of the property.

- Three Bedroom Mid-Terrace House
- Family lounge
- Kitchen
- Family Bathroom
- Veranda
- Block Paved Driveway
- Front and Rear Garden

## Ground Floor

### Entrance Porch

With double glazed window to front and side elevation and door to front elevation.

### Entrance Hall

With double glazed window to side elevation, single glazed door and radiator.

### Lounge

14' 5 into bay" x 12' 8" (4.39m x 3.86m)

With double glazed window to front elevation, electric fire place, radiator, t. v point and carpet flooring.

### Dining room

9' x 8' (2.74m x 2.44m)

With double glazed patio door to rear elevation, radiator and carpet flooring.

### Kitchen

6' x 8' 9" (1.83m x 2.67m)

With double glazed patio door to rear elevation, fitted with a range of wall, base and drawer units with complimentary work surface over, inset stainless steel single bowl with drainer and partial tiling. The kitchen also benefits from a gas cooker point, radiator and laminate flooring.

### Veranda

With single glazed window to front and side elevation, base and work surface. The veranda also has plumbing for a washing machine and central heating boiler.

## First Floor

### Bedroom One

14' 8 into bay" x 7' 9" (4.47m x 2.36m)

With double glazed window to front elevation, fitted wardrobe, radiator and carpet.

### Bedroom Two

9' 6" x 8' 3" (2.90m x 2.51m)

With double glazed window to front elevation, fitted wardrobe, radiator and carpet.

### Bedroom Three

9' 4" x 7' 6" (2.84m x 2.29m)

With double glazed window to front elevation, built in wardrobes, radiator and carpet flooring.

### Bathroom

With double glazed window to rear elevation, shower, wash hand basin, low level flush W.C and radiator.

## Outside

### Front Garden

To the front of the property there is a tarmac driveway for multiple vehicles.

### Rear Garden

To the rear of the property there is paved patio pathway and lawn area.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.