

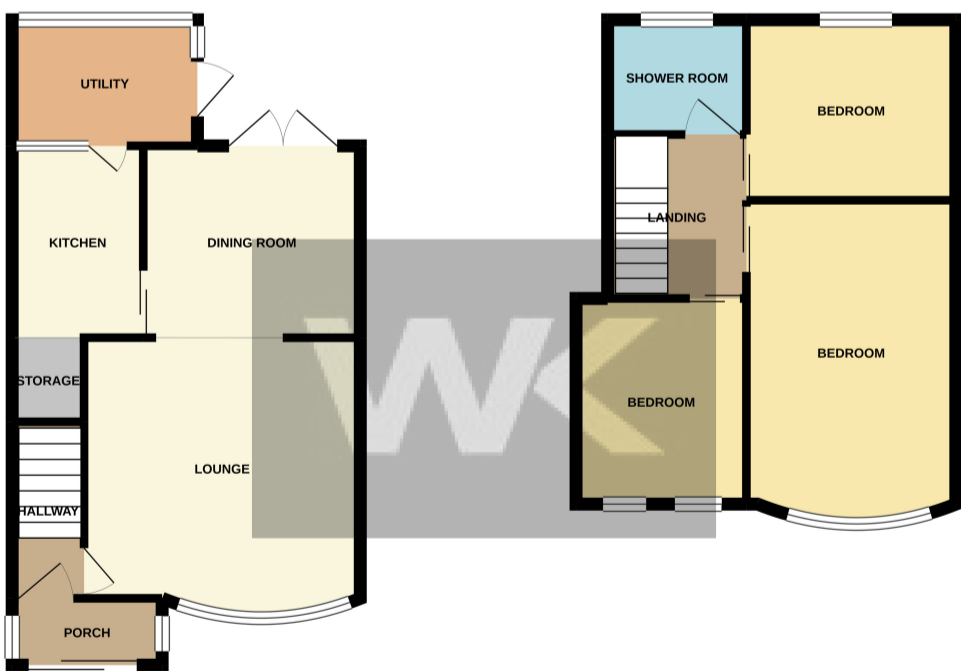


Cherry Tree Avenue  
Walsall  
WS5 4LH  
£265,000



GROUND FLOOR

1ST FLOOR



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# Cherry Tree Avenue

Walsall, WS5 4LH

WK are pleased to offer for sale this beautifully presented three bedroom mid-terrace house in Walsall. The property briefly comprises of the following. 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 family bathroom. The property also has a block paved driveway and rear garden. To appreciate what this property has to offer a viewing is essential.

As you enter the property via the entrance porch you are greeted by the modernised lounge. This consists of a double glazed bay window to the front elevation of the property, laminate flooring along with electrical fire place and ceiling light point. The kitchen/Diner is equipped with a variety of wall and base units, integrated fridge/freezer, electrical hob with extractor hood over and also offers a generous amount of work surface space ideal for storing all kitchen appliances. The dining area offers space for large dining furniture, ceiling light point and has double glazed french doors which give access to the rear garden.

Onto the first floor landing with stairs from the entrance hall gives access to three bedrooms, two of which allow space for double beds and the third being large enough for a single bed with additional furniture. The family bathroom is equipped with a walk in shower, wash hand basin, low level W/C and tiling to splash prone areas.

This property is sold with NO CHAIN and also consists of off road parking for 2 cars. CALL US ON 0121 588 5666 TO ARRANGE A VIEWING



## 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

11' 05" x 12' 07" (3.48m x 3.84m) With double glazed bay window to front elevation, electric fire place, radiator, TV point and laminate flooring.

### Kitchen/Diner

8' 01" x 15' 05" (2.46m x 4.70m) With double glazed patio door to rear elevation, fitted with a range of wall, base and drawer units with complimentary work surface over, stainless steel sink and integrated fridge/freezer. The dining area is equipped with ceiling light point, radiator

### 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.

### Family Bathroom

5' 04" x 5' 06" (1.63m x 1.68m) With double glazed window to rear elevation, walk in shower, wash hand basin, low level flush W.C and radiator.

## Outside

### Front Garden

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

### Rear Garden

To the rear of the property consists of a patio and lawn area.