Cherry Tree Avenue | Walsall | WS5 4JN

Offers Around £275,000

Webbs
estate agents

Summary

THREE BEDROOM EXTENDED SEMI DETACHED HOUSE**TWO RECEPTION ROOMS**REFITTED KITCHEN AND SEPARATE UTILITY ROOM**REFITTED FIRST FLOOR BATHROOM WITH SEPARATE WC**HIGHLY SOUGHT AFTER AREA OF WS5**EXCELLENT FIRST TIME/FAMILY PURCHASE** HAPPY HOME OF OVER 35 YEARS**

This well presented and extended three bedroom semi detached property offers a well maintained, thoughtfully improved and perfectly suited home to modern family life.
Positioned within the highly sought after WS5, Yew Tree area, the property benefits from an enviable setting with excellent local amenities, reputable schools and superb transport links, all within easy reach. For commuters, nearby Bescot and Tame Bridge train stations provide convenient rail access, while the M6 and M5 motorways are just a short drive away, making journeys further afield straightforward and efficient.

Externally, there is a driveway providing parking, whilst the rear garden is well established and thoughtfully maintained. It provides a wonderful sense of privacy and tranquillity, with space to relax, play or entertain. A useful garden store also adds further practicality.

Key Features

- EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY IN A HIGHLY SOUGHT-AFTER WS5 LOCATION
- THREE WELL PROPORTIONED BEDROOMS TO THE FIRST FLOOR
- BEAUTIFULLY MAINTAINED AND ESTABLISHED REAR GARDEN
- AN EXCEPTIONAL FAMILY HOME OR FIRST TIME PURCHASE WITH LONG TERM APPEAL
- VIEWING ESSENTIAL!!
- FRONT RECEPTION ROOM AND EXTENDED REAR LIVING ROOM
- MODERN FAMILY BATHROOM WITH SEPARATE WC – IDEAL FOR BUSY HOUSEHOLDS
- STYLISH REFITTED KITCHEN AND SEPARATE EXTENDED UTILITY ROOM
- WELL PLACED TO EXCELLENT COMMUTING LINKS M6/M5 MOTORWAY NETWORKS AND BESCOT/TAMBRIDGE TRAIN STATIONS
- CONTACT WEBBS TODAY TO SECURE YOUR VIEWING - 01922 288800

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

FRONT RECEPTION ROOM
13'11" x 12'1" (4.25m x 3.70m)

EXTENDED REAR LIVING ROOM
16'9"x 10'5" (5.13mx 3.19m)

REFITTED KITCHEN
10'7" x 7'10" (3.23m x 2.39m)

UTILITY ROOM
6'6",101'8" x 5'6" (2,31m x 1.69m)

FIRST FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES
12'0" x 8'9" (3.68m x 2.69m)

BEDROOM TWO
10'6" x 10'2" (3.22m x 3.12m)

BEDROOM THREE
9'0" x 8'0" (2.75m x 2.44m)

FAMILY BATHROOM

SEPARATE WC

Identification Checks

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

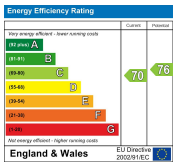
Approximate total area(1)

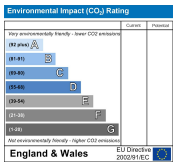
86 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

28 High Street, Aldridge, Walsall, WS9 8LZ
Tel: 01922 288800 | Email: aldridge@webbsestateagents.co.uk | www.webbestateagents.co.uk