



**Connells**

Cherry Tree Avenue  
Walsall



## Property Description

This well maintained three bedroom semi detached property with no upward chain is situated in a popular residential location. In brief the property comprises of porch, entrance hall, through lounge, kitchen, landing area, three bedrooms, shower room, rear garden and garage.

## Access Via

Having a double glazed double door and windows to front and side leading to:

## Entrance Hall

Having stairs rising to first floor, under stairs storage, radiator, doors to kitchen and lounge,

## Through Lounge

26' into bay x 12' max ( 7.92m into bay x 3.66m max )

Having double glazed bay window to the front, double glazed double doors to rear, two radiators, gas fire and wall lighting

## Kitchen

4' 10" max x 7' 10" max ( 1.47m max x 2.39m max )

Having double glazed window to side and rear, wall and base units with work surfaces over, stainless steel sink drainer, space for appliances and door to rear garden

## First Floor

### Landing

Having double glazed window to side and doors to:

### Bedroom One

10' 8" x 10' 4" ( 3.25m x 3.15m )

Having double glazed window to rear and radiator

### Bedroom Two

10' 8" max x 11' 11" ( 3.25m max x 3.63m )

Having double glazed window to front, wall lighting and radiator

### Bedroom Three

7' 11" x 9' 1" ( 2.41m x 2.77m )

Having double glazed window to front, airing cupboard, storage and radiator

### Shower Room

Having double glazed window to rear and side, shower cubicle, wc, wash hand basin, loft access and boiler cupboard

## Outside

To the front of the property is grass lawns and flower beds

To the rear of the property is slabbed patio area leading to grass lawns, flower beds, gravel area, two green houses, a shed and garage

## Garage

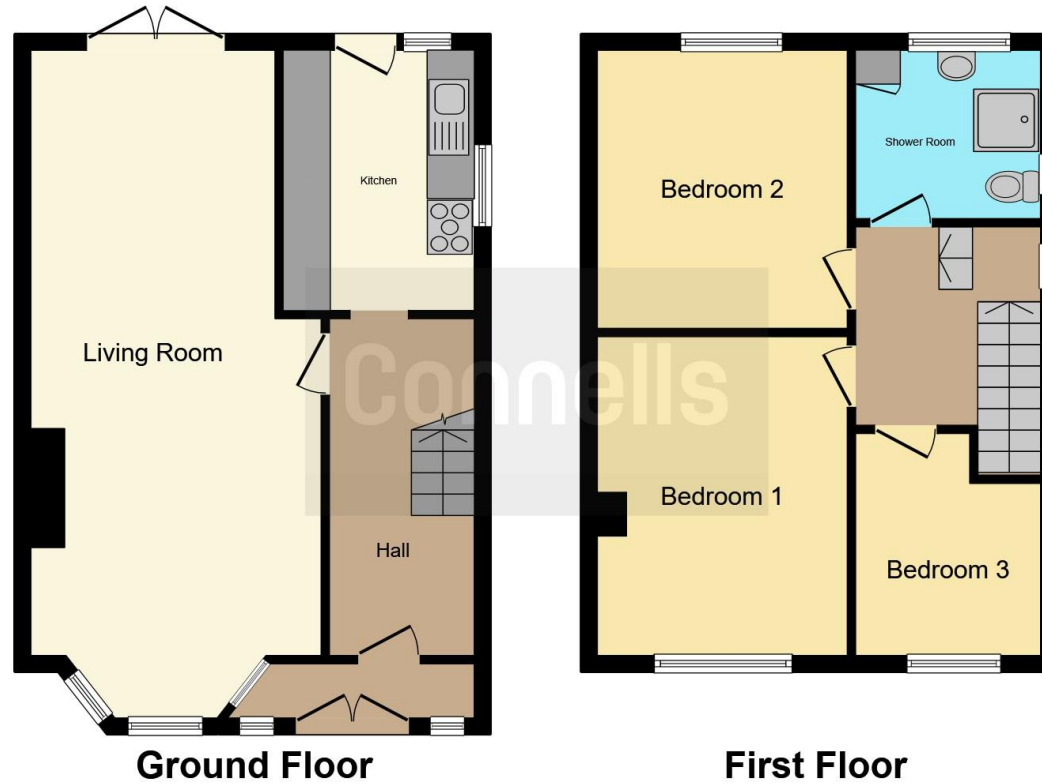
8' x 18' 3" ( 2.44m x 5.56m )

Having double door and storage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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