



Cherry Tree Avenue Walsall WS5 4JN

for sale offers over
£245,000



Property Description

This well maintained three bedroom semi detached property with no upward chain has space to extend possibilities include single story extension creating space and or additional rooms subject to planning permission and is

situated in a popular residential location. In brief the property comprises of porch, entrance hall, through lounge, conservatory, kitchen, landing area, three bedrooms, shower room, rear garden and garage.

Access Via

A porch entrance leading into:

Entrance Hall

Having stairs rising to first floor, understairs storage, radiator and doors to:

Lounge

11' 8" max x 11' 6" max (3.56m max x 3.51m max)

Having double glazed window to front and radiator

Kitchen Diner

17' 2" x 9' 11" (5.23m x 3.02m)

Having double glazed window to conservatory, wall and base units with work surfaces over, stainless steel sink drainer, cooker hood, space for appliances, boiler, pantry, radiator and double door to conservatory

Conservatory

11' 3" max x 14' 7" max (3.43m max x 4.45m max)

Having double doors to garden and radiator

First Floor

Landing

Having double glazed window to the side, airing cupboard, radiator, loft access and doors to :

Bedroom One

10' 5" max x 11' 6" max (3.17m max x 3.51m max)

Having double glazed to the front and radiator

Bedroom Two

10' 6" max x 9' 11" max (3.20m max x 3.02m max)

Having double glazed to the rear and radiator

Bedroom Three

6' 5" x 6' 10" (1.96m x 2.08m)

Having double glazed to the rear and radiator

Bathroom

Having double glazed window to the front, bath with shower over, wash hand basin, wc and radiator

Outside

To the front of the property is grass lawns and a driveway

To the rear of the property is slabbed patio area and outbuilding

Outbuilding

13' x 11' 1" (3.96m x 3.38m)

Having a door.









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

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EPC Rating: D

Tenure: Freehold

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