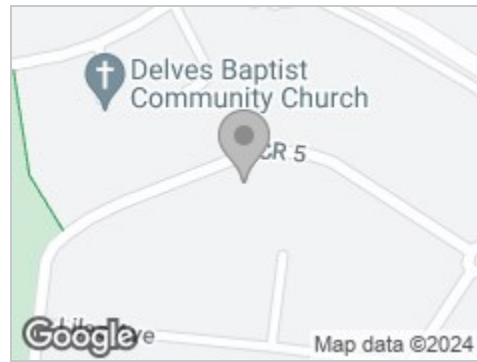


Road Map



Hybrid Map



Terrain Map



Floor Plan



33 Cherry Tree Avenue

Yew Tree, Walsall WS5 4JN  
Offers In The Region Of  
£275,000 Freehold

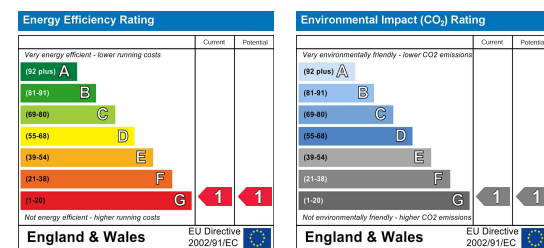


Viewing

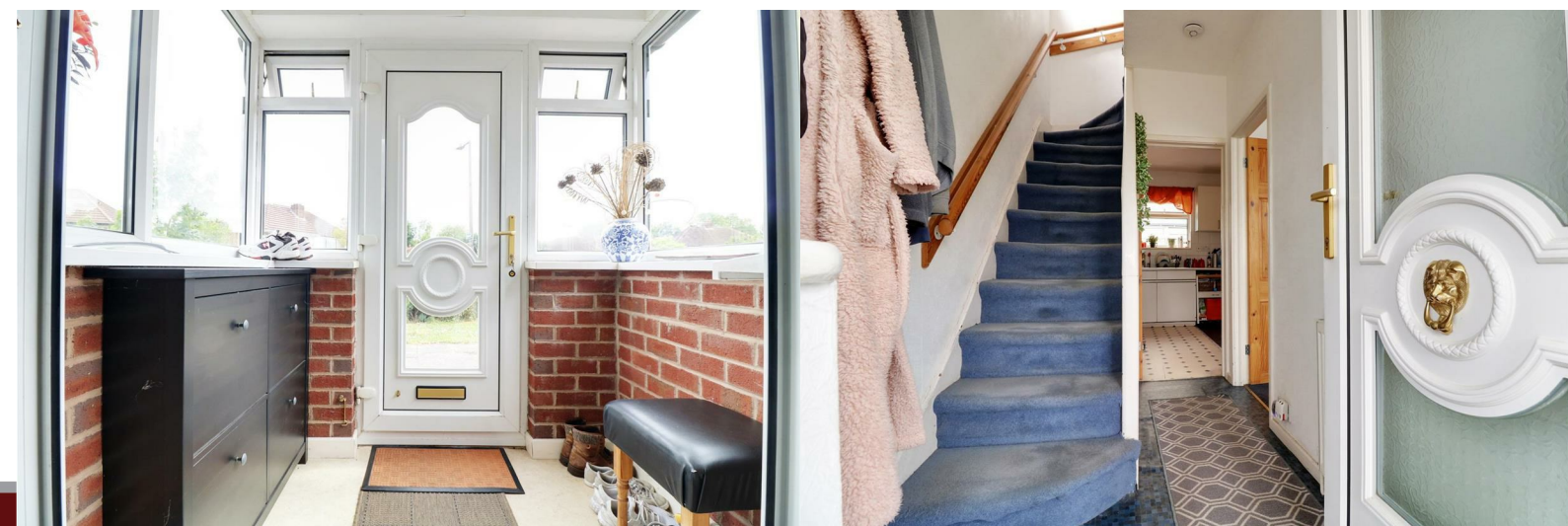
Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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# 33 Cherry Tree Avenue

Yew Tree, Walsall WS5 4JN

Offers In The Region Of £275,000 Freehold



## Brief Description

Nestled in the charming Cherry Tree Avenue, Yew Tree, Walsall, this semi-detached house is a hidden gem waiting to be discovered. Boasting one reception room, three bedrooms, and a well-appointed bathroom, this property offers a comfortable and inviting living space for you and your family.

The potential of this house is truly remarkable, with ample space for extension, allowing you to tailor the property to your exact needs and desires. Imagine the possibilities of creating your dream home with no onward chain holding you back.

Step inside to discover a spacious interior that has already been extended to provide even more room for relaxation and entertainment. The house is equipped with gas central heating and PVCu double glazing, ensuring your comfort throughout the year.

The large storm porch sets the tone for what's to come as you make your way through the entrance hall and up the stairs. The front lounge offers a cosy retreat, while the fitted kitchen/dining room is perfect for hosting family meals and gatherings. Additionally, the conservatory provides a lovely spot to unwind and enjoy the natural light.

Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful sanctuary for rest and relaxation. With parking space for two vehicles, convenience is at your doorstep.

Don't miss out on this fantastic opportunity to own a home with endless potential in a desirable location. Embrace the chance to create the home of your dreams - book a viewing today and let your imagination run wild in this wonderful property.

(all measurements approximate)

## ON THE GROUND FLOOR

### A PVCu DOUBLE GLAZED STORM PORCH

With further PVCu double glazed entrance door, neutral vinyl flooring and inner door leading to the;

## ENTRANCE HALL

Having easy rise staircase leading to first floor, mosaic effect flooring, single panel radiator, smoke alarm, useful understairs storage cupboard housing the gas and electric meters, and doors radiate to the following:-

### FRONT LOUNGE measuring

11'8" x 11'1" (3.56 x 3.37)

The focal point is the PVCu double glazed bay window overlooking the fore garden and single panel radiator.

### REAR DINING KITCHEN measuring

17'2" x 9'11" (5.23 x 3.03)

Having white base and wall units, white roll topped work surfaces, stainless steel single drainer stainless steel sink unit, slot in Canon gas cooker and four ring hob, Potterton combination boiler, extractor fan, plumbing connections for washing machine, tiled splash back areas, and pantry for storage. An inner door leads to the;-

### CONSERVATORY measuring

13'10" x 11'1" (4.21 x 3.37)

PVCu double glazed windows overlooking the rear garden, single panel radiator and blue tiled effect vinyl flooring.

## ON THE FIRST FLOOR

### LANDING

PVCu double glazed window to side of the property, airing cupboard, with single panel radiator and doors radiating to:-

### FRONT BEDROOM ONE measuring

11'1" x 10'6" (3.38 x 3.19)

Having a PVCu double glazed window to the front aspect and single panel radiator.

### REAR BEDROOM TWO measuring

10'6" x 9'11" (3.20 x 3.01)

Having a PVCu double glazed window, single panel radiator and neutral coloured carpet.

### REAR BEDROOM THREE measuring

6'11" x 6'6" (2.12 x 1.99)

Having a PVCu double glazed window overlooking the rear garden and single panel radiator.

### PART TILED FAMILY BATHROOM/WC

Having a contemporary white suite consisting of pedestal wash hand basin, low level WC, bath with Aquatronic electric power shower, storage units on wall, single panel radiator and white splash back tiles.

## OUTSIDE

To the front of the property there is block paved drive which provides ample off road parking for two vehicles, and lawned fore garden. To the rear of the property there is an attractive lawned rear garden with paved patio area and a well built storage unit/workshop suitable for storage purposes.

## GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and

purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band B.

SERVICES: All mains services are assumed to be connected to the property. A BT Telephone point together with a burglar alarm have been fitted in this property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

