Cherry Tree Avenue | Walsall | WS5 4JN

Offers Around £260,000

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Summary

EXTENDED THREE BED SEMI DETACHED HOUSENO CHAIN**SOUGHT AFTER WS5**

Offered for sale with no upward chain, this thoughtfully extended three bedroom semi detached family home provides spacious and versatile accommodation, making it an ideal purchase for first time buyers, growing families and those looking to upsize.

The property welcomes you with an entrance hallway leading to a convenient guest WC with sani-flo toilet and the real heart of the home is the impressive reconfigured open plan living and dining space, enhanced by an extended sitting area to the rear. This superb family room offers an abundance of natural light and creates the perfect setting for everyday living, entertaining guests or relaxing with family.

The extended fitted kitchen is well appointed with a range of integrated appliances, generous worktop space and ample storage, providing both practicality and style for modern living.

Key Features

- EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME - OFFERED WITH NO UPWARD CHAIN
- THROUGH LIVING/DINING ROOM WITH EXTENDED SITTING AREA
- THREE WELL PROPORTIONED BEDROOMS
- WELL-ESTABLISHED, ENCLOSED REAR GARDEN
- EXCELLENT ACCESS TO THE M6 MOTORWAY & CLOSE TO BESCOT RAILWAY STATION
- GROUND FLOOR GUEST WC & FIRST FLOOR REFITTED BATHROOM WIH SEPARATE SHOWER CUBICLE
- EXTENDED FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY AND SHARED SIDE ACCESS TO REAR GARAGE
- IDEAL FIRST TIME PURCHASE OR FAMILY HOME
- CONVENIENT FOR LOCAL SCHOOLS, SHOPS AND AMENITIES

Rooms and Dimensions

ENTRANCE HALLWAY

GROUND FLOOR GUEST WC WITH SANIFLO TOILET

THROUGH LIVING/DINING ROOM

LIVING ROOM
13'9" x 11'11" (4.20m x 3.64m)

DINING AREA
10'6" x 10'3" (3.21m x 3.13m)

EXTENDED SITTING AREA
8'1" x 6'11" (2.48m x 2.13m)

KITCHEN
10'9" x 7'9" (3.30m x 2.38m)

EXTENDED KITCHEN/UTILITY AREA
9'0"/5'6" x 7'1" (2.75m/1.70m x 2.16m)

FIRST FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES
11'11" x 10'6" (3.65m x 3.21m)

BEDROOM TWO WITH FITTED WARDROBES
8'11" x 8'0" (2.72m x 2.45m)

BEDROOM THREE
10'7" x 10'3" (3.23m x 3.13m)

FIRST FLOOR FAMILY BATHROOM WITH SEPARATE SHOWER C

REAR GARAGE (SHARED SIDE ACCESS)

Identification Checks

Premium Conveyancing -A

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Approximate total area(1)

76.3 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.

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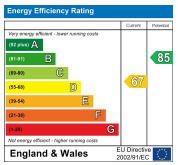

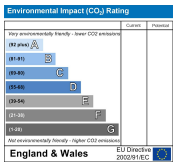

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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