



 **3**  
Bedrooms

 **1**  
Bathroom



Profectus Estates presents a spacious three-bedroom semi-detached home on Cherry Tree Avenue in sought-after Walsall. Overlooking open green space, it offers ample parking, rear garage, and a conservatory. Set for refurbishment with a new kitchen, carpets, and fresh paint. Features include two reception rooms, modern bathroom, and low-maintenance garden. Located near good schools and transport links. Ideal for families or company lets meeting criteria. Pre-refurbishment viewing encouraged due to prime location and space.

**Profectus Estates proudly present this spacious three-bedroom semi-detached property on Cherry Tree Avenue, in the sought-after Walsall area.**

Situated on a peaceful avenue, overlooking a beautiful, picturesque open grass space ideal for families, exercising, or just enjoying a sunny afternoon. Turning back to face the property, you are greeted by a traditional semi-detached property with ample parking thanks to a full-width driveway and side access to the rear garage. The property boasts UPVC double-glazed windows & external doors throughout. Step inside, and a large entrance hallway gives access to the living room and first floor. As you can see from the photo's the property is about to undergo a refurbishment, including repainting throughout, a new kitchen is being fitted, and new carpets for the stairs & first floor. Accommodation includes a spacious living room with a magnificent fireplace, leading to the rear dining room of similar size. The dining room gives access to the cosy kitchen and the splendid conservatory, perfect for enjoying sunny afternoons, entertaining friends and family. Ascend the stairs to the first floor, where the stylishly modern bathroom is immediately to your left, with two double bedrooms and a single measuring 6 mtr square.

To the rear is the enclosed, low-maintenance family garden and rear garage with power & lighting etc.

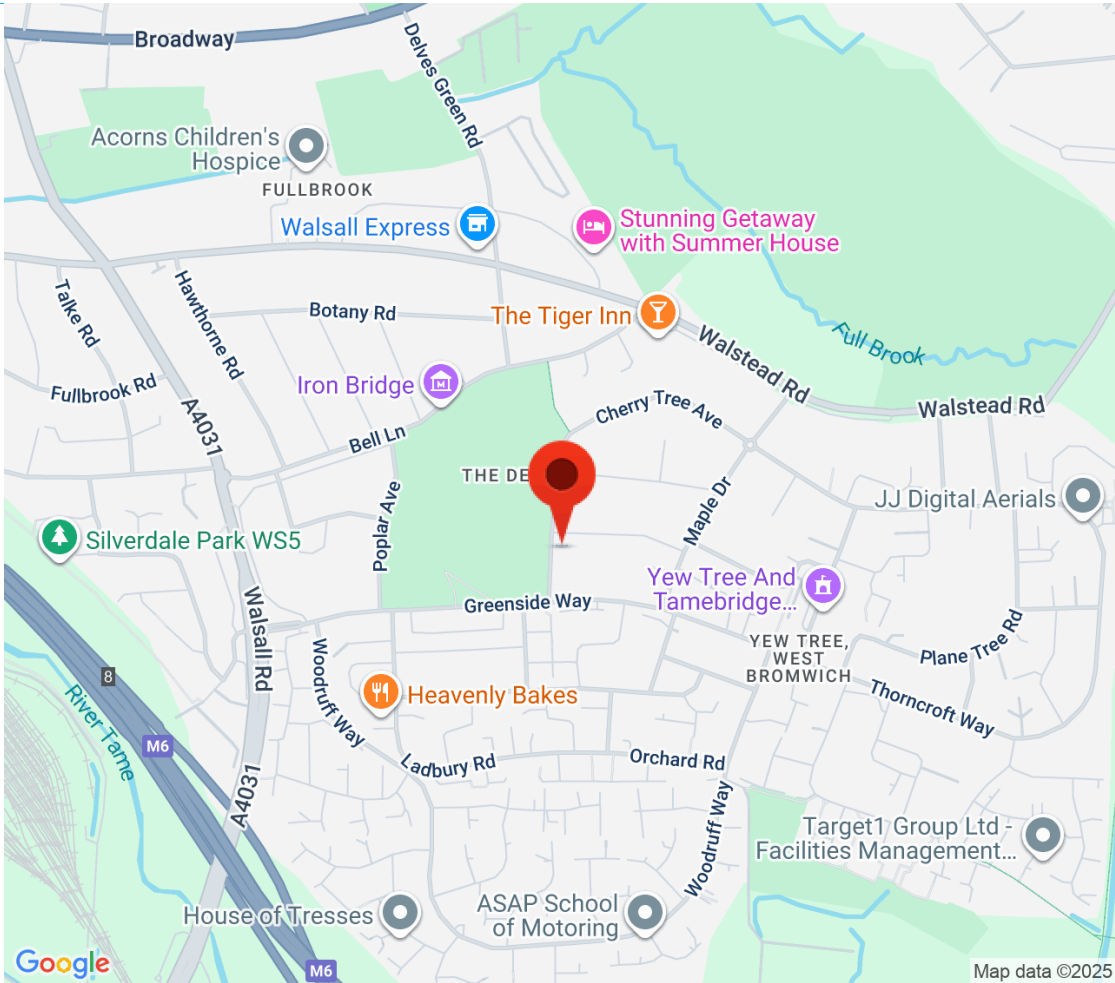
Located in the catchment area of numerous good primary & secondary schools, as well as having access to local shops and amenities. Unparalleled access to road networks, travel links and public transport makes this property ideal for those who work in the city but prefer to live in the more peaceful suburbs.

We have advertised this property pre-refurbishment, as we feel the location and property's ample space alone will encourage a flood of potential tenants looking for a safe, tranquil location to raise their families.

Landlord willing to negotiate Company Let (lease) with those that can:

- show a two-year history of operating a similar property and
- guarantee the monthly rent without void periods
- take responsibility for maintenance and compliance certificate renewals
- pay one month's rent in advance and two month's rent deposit

**-£500 Let fee**



**!** This certificate has expired. You can [get a new certificate](#).

|                                                   |  |                                                       |
|---------------------------------------------------|--|-------------------------------------------------------|
| Cherry Tree Avenue<br>WALSALL<br>WS5 4JS          |  | Energy rating<br><b>D</b>                             |
| This certificate expired on<br><b>22 May 2023</b> |  | Certificate number<br><b>2378-2098-6235-5427-0964</b> |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 84 square metres    |

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

