



129 Cherry Tree Avenue,
Walsall, WS5 4JS

Offers in the Region Of £290,000

Paul Carr Estate Agents are delighted to present to market this three-bedroom semi-detached house in a popular residential area of Walsall, well placed for public transport, schools, local amenities and green spaces and enjoying a pleasant outlook over Delves Green to the front.

The property offers a light and airy through lounge / dining room with a bow window to the front and patio doors opening directly onto the rear garden, providing pleasant views and easy access to the outside space. The extended, well-appointed kitchen features a range of fitted units, gas cooker point and plumbing for a washing machine, with a door leading to the neatly maintained rear garden.

Upstairs are two double bedrooms and a further single bedroom currently used as a study / office. The bathroom is fitted with a bath with electric shower over, WC and wash basin, with tiled floor and walls.

Externally, there is driveway parking to the front with access to a single garage and a neatly maintained, low maintenance garden to the rear. The house is conveniently located for Walsall town centre, which offers a range of shops, supermarkets, cafés and leisure facilities. Local schools are within easy reach, making the area practical for families. Green spaces and parks around Walsall provide opportunities for walking and outdoor activities.

Public transport links are readily available, with Walsall railway station offering services towards Birmingham and other regional destinations, ideal for those looking to commute. Bus routes in the area connect to surrounding neighbourhoods and the town centre. Road connections also provide straightforward access to nearby amenities.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Came on the market:



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Measurements:

Hall

Lounge Area - 3.80m (12'6") x 3.55m (11'8")

Dining Area - 3.55m (11'8") x 3.52m (11'6")

Kitchen - 3.52m (11'7") max x 3.31m (10'10")

Garage - 4.93m (16'2") x 2.47m (8'1")

Bedroom 1 - 3.80m (12'6") x 3.50m (11'6")

Bedroom 2 - 3.52m (11'6") x 3.24m (10'7")

Bedroom 3 - 2.63m (8'7") x 2.44m (8')

Bathroom - 2.39m (7'10") x 2.05m (6'9")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage





Floor Plan

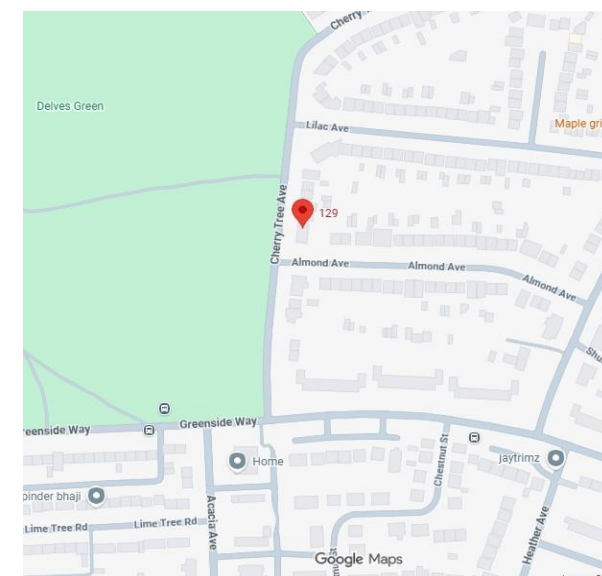
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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