



Yew Tree Road,
Walsall, WS5 4NQ

Offers in the Region Of £190,000

Delves, Walsall

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Paul Carr Estate Agents are delighted to present to market this three-bedroom semi-detached house, set in a popular Walsall location, offering a practical layout suited to everyday family living and offered for sale with no onward chain.

The ground floor features a light and airy lounge with a bow window, providing an attractive focal point, and having a doorway leading through to the well-appointed kitchen, which includes a double oven, gas hob and plumbing for a washing machine, making it a functional space for cooking and laundry. Off the kitchen, a rear lobby provides access to a useful under-stairs storage space, a guest WC and doorway leading out to the rear garden.

To the first floor, there are three bedrooms and a shower room, providing comfortable accommodation for a family, couple or those needing an additional room for home working or hobbies.

The property is situated in the popular Delves area of Walsall, within reach of local amenities, schools and open green spaces. Walsall town centre offers a range of shops, cafés and services, as well as leisure facilities and parks such as Walsall Arboretum.

Public transport links are accessible, with Walsall railway station connecting to Birmingham New Street in around 20-25 minutes, providing onward links across the region. Bus services operate locally, offering routes to surrounding neighbourhoods and the town centre. Road connections are convenient, with access to major routes towards Birmingham, Wolverhampton and the wider West Midlands.

This three-bedroom semi-detached house for sale represents an opportunity to purchase a well-laid-out home in a residential Walsall location with access to local facilities and transport links.





Property Specification

Hall

Lounge

4.22m (13'10") max x 3.93m (12'11")

Kitchen

4.37m (14'4") x 2.60m (8'6")

WC

1.58m (5'2") x 0.82m (2'8")

Landing

2.02m (6'8") x 1.79m (5'10")

Bedroom 1

3.40m (11'2") x 2.98m (9'9")

Bedroom 2

3.55m (11'8") x 2.76m (9'1")

Bedroom 3

2.63m (8'8") x 2.43m (8')

Bathroom

1.79m (5'10") x 1.78m (5'10")

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: 30th July 2026

Viewer's Note:

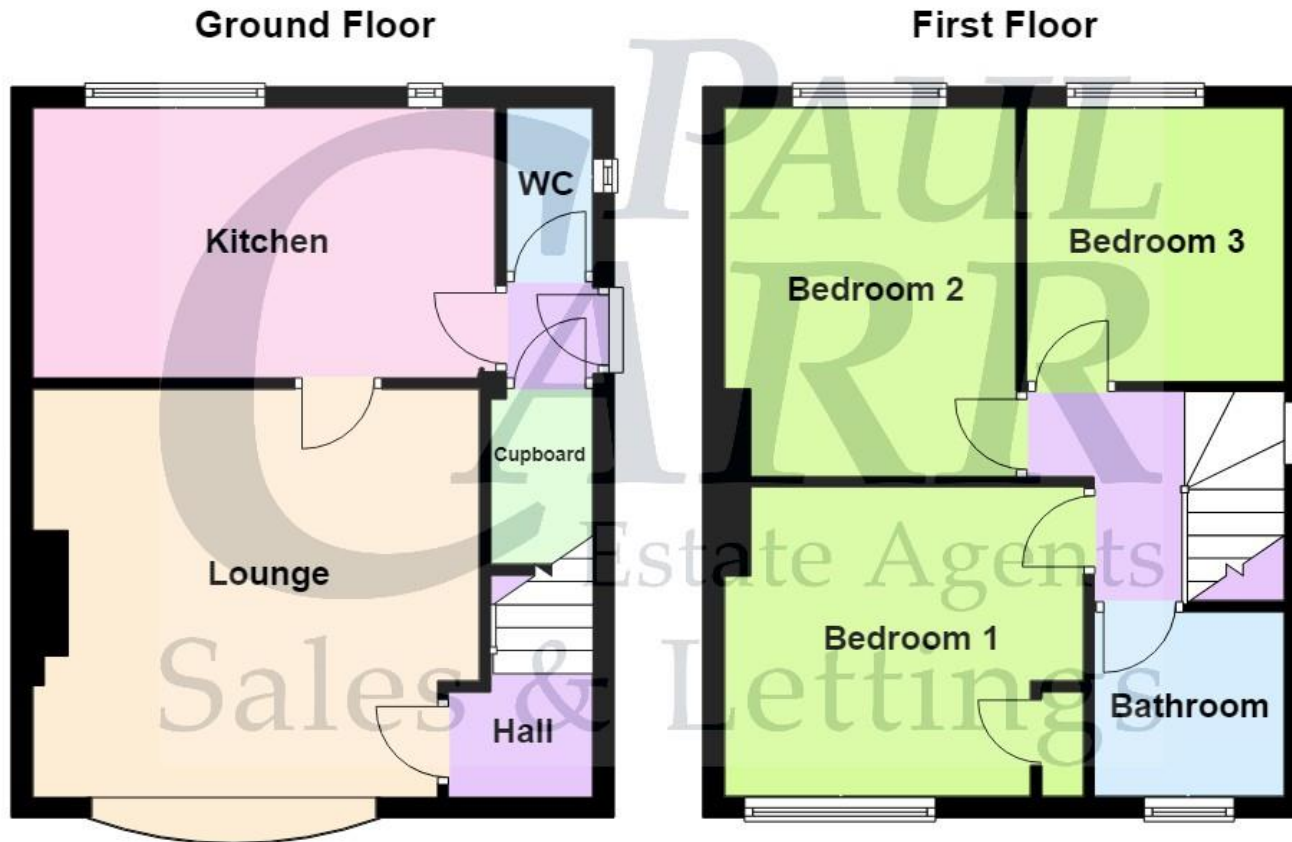
Services connected: Gas, electricity, water and drainage.

Council tax band: A

Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

