



Birchfield Way, Yew Tree  
Walsall, WS5 4LG

Offers Over £250,000

# Yew Tree, Walsall

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Paul Carr Estate Agents are delighted to present to market this three-bedroom, mid-terraced house set in a sought-after residential area of Walsall, well placed for public transport links, nearby schools and local amenities.

The ground floor features a dual-aspect living room with bow window to the front, rustic brick fireplace and patio doors opening to the rear garden, providing direct outside access and a useful snug or study space.

The open-plan kitchen / dining area is fitted with a range of units, integrated oven and hob, plumbing for a washing machine and space for a dining table, with a door leading out to the low-maintenance rear garden.

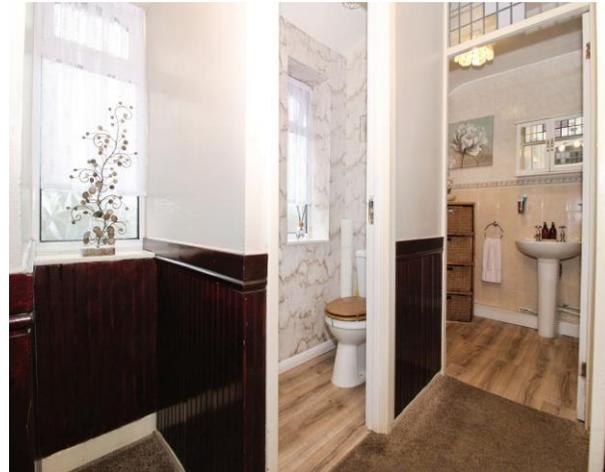
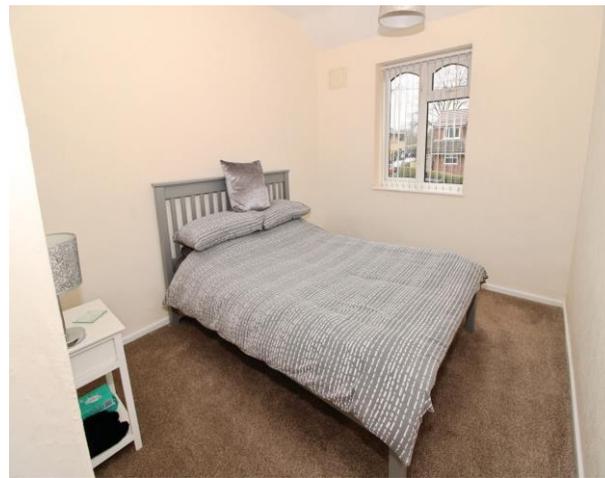
Upstairs, there are three bedrooms: two doubles and one single, together with a bathroom comprising bath and wash basin, and a separate WC off the landing.

Externally, the property benefits from driveway parking to the front and a low-maintenance garden to the rear, providing practical outdoor space.

The house is conveniently located for Walsall town centre, which offers a range of shops, supermarkets, cafés and other amenities. Local schools in the area include a selection of primary and secondary options within a short drive. Nearby green spaces such as Walsall Arboretum offer attractive parkland, walking routes and play areas.

Public transport connections are good, with Walsall railway station providing services towards Birmingham in around 25 minutes, together with frequent local bus routes offering access to surrounding districts and the wider West Midlands.





## Property Specification

### Hall

**Lounge** 5.59m (18'4") x 3.32m (10'11")

**Dining Area** 3.61m (11'10") max x 3.12m (10'3") max

**Kitchen** 3.73m (12'3") x 2.46m (8'1")

**Snug / Study** 2.80m (9'2") x 2.55m (8'4")

### Landing

**Bedroom 1** 4.37m (14'4") max / 3.38m (11'1") min x 3.11m (10'2")

**Bedroom 2** 3.06m (10') plus recess x 2.55m (8'4")

**Bedroom 3** 2.46m (8'1") x 2.41m (7'11")

**Bathroom** 2.38m (7'10") x 1.54m (5'1")

### WC

## Viewer's Note

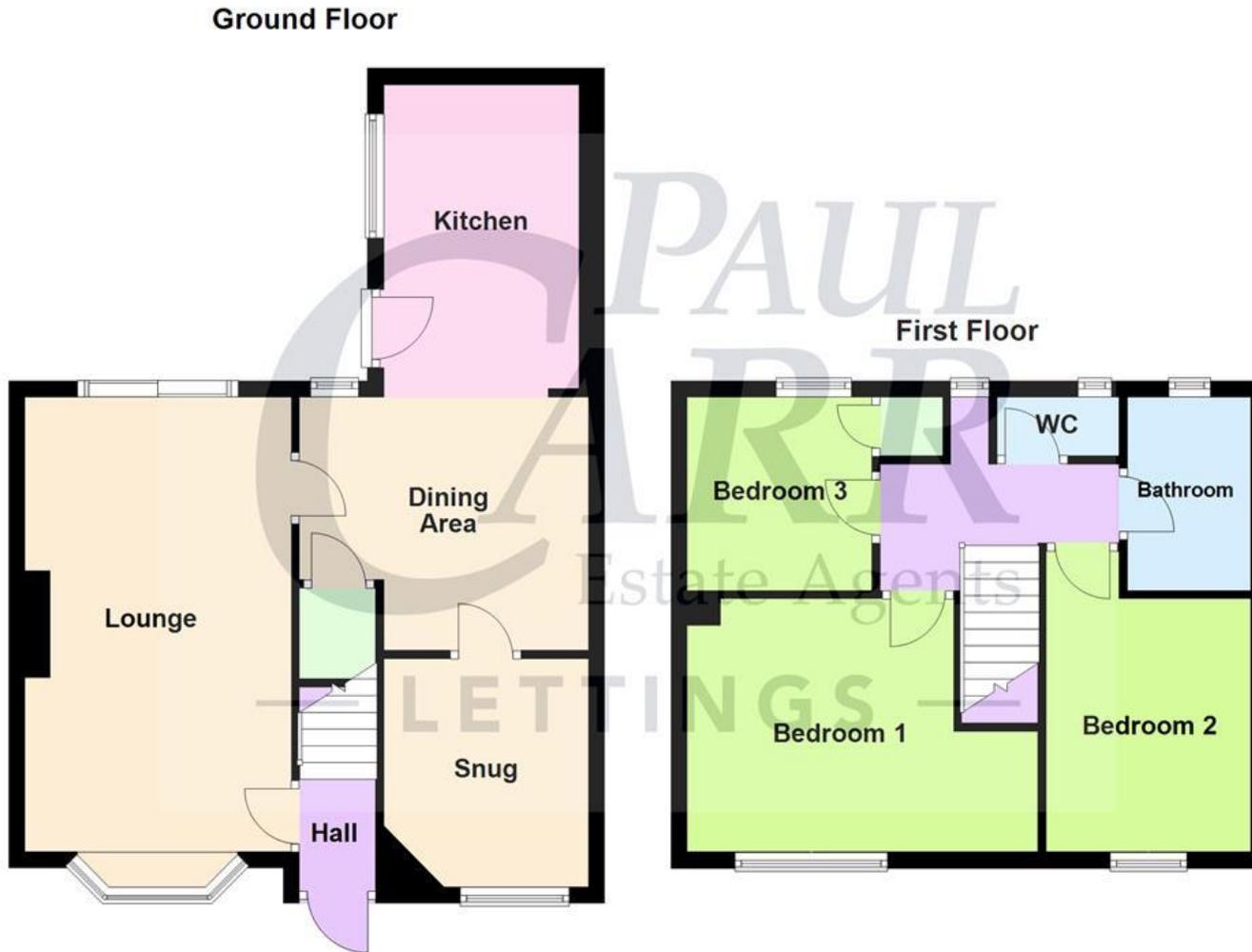
Services connected: Gas, electricity, water and drainage.  
Council tax band: B Tenure: Freehold

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.  
Came on the market:

**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.

# 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

