



Laburnum Road, Lanesfield
Wolverhampton, WV4 6PG

£205,000



A well presented semi-detached property situated in a popular residential area local to a range of amenities and having easy access on Birmingham New Road/A4123. This impressive home with two double bedrooms benefits from central heating, double glazing, off road parking and a delightful garden to the rear.

Further noteworthy features to this spacious residence include: a homely living room with feature fire-place, conservatory, a modern fitted 'L' shaped dining kitchen, stylish first floor bathroom with corner bath, separate WC and two good size bedrooms with original style fire-place in the main bedroom.

Council Tax Band B. Energy Rating C. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking for numerous vehicles past fore garden.

Reception Hall Having uPVC front door, under stairs cupboard, central heating radiator, laminate flooring and double glazed window.

Living Room 14' 8" x 12' 7" (4.47m x 3.83m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator, laminate flooring and double glazed window.

Kitchen 13' 8" x 11' 8" (4.16m x 3.55m) Having inset composite type sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall and floor tiling, central heating radiator, double glazed window and door leading out.

Conservatory 11' 6" x 9' 0" (3.50m x 2.74m) Having ceramic floor tiling, double glazed windows and door leading out to the rear garden.

Landing Having double glazed window, loft hatch for access and WC off: Having low flush WC and double glazed window.

Bedroom One 15' 7" x 10' 0" (4.75m x 3.05m) Having original fireplace, storage cupboard, central heating radiator and two double glazed windows.

Bedroom Two 11' 5" x 10' 8" (3.48m x 3.25m) Having central heating radiator, laminate flooring and double glazed window.

Bathroom 8' 0" x 5' 4" (2.44m x 1.62m) Having 'White' suite comprising: panelled corner bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.





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TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: B
EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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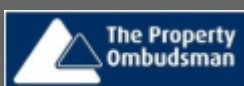
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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SIGNED :

DATE: