



**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.





**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**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.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





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**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED : .....**

**DATE: .....**