



30 Launceston Close,  
Walsall, WS5 3EG

£325,000

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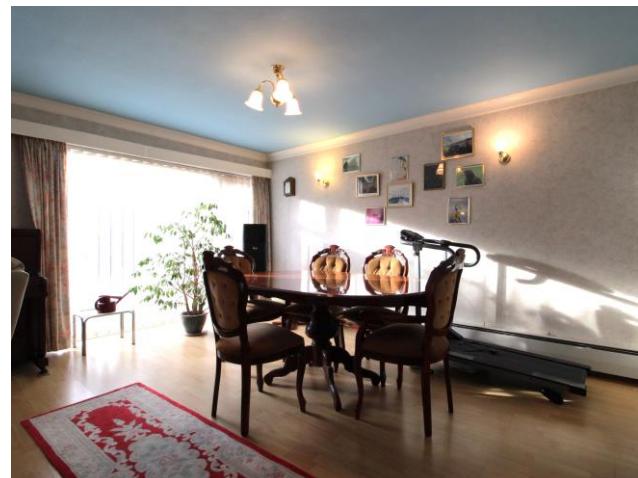
Set in a highly sought after cul-de-sac location, within easy reach of excellent schools and amenities and offered for sale with no onward chain, this detached property provides well-proportioned accommodation and may benefit from some modernisation to realise its full potential. Internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs leading to the first floor and access to under-stairs storage cupboard, light and spacious lounge/dining room with large window to the rear elevation, feature fireplace and patio door leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the well-appointed kitchen which features a range of wall and base units, gas cooker point, plumbing for a washing machine and door to the side elevation.

To the first floor there are four excellent bedrooms, bathroom with wash basin and bath with mains shower over, separate WC and large cupboard, ideal for storage, and having wall mounted central heating boiler.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and a selection of bushes/trees and there is driveway parking to the front of the property with access to the garage via an up-and-over garage door.





### Agent's Note:

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: 18th October 2023

### Property Specification

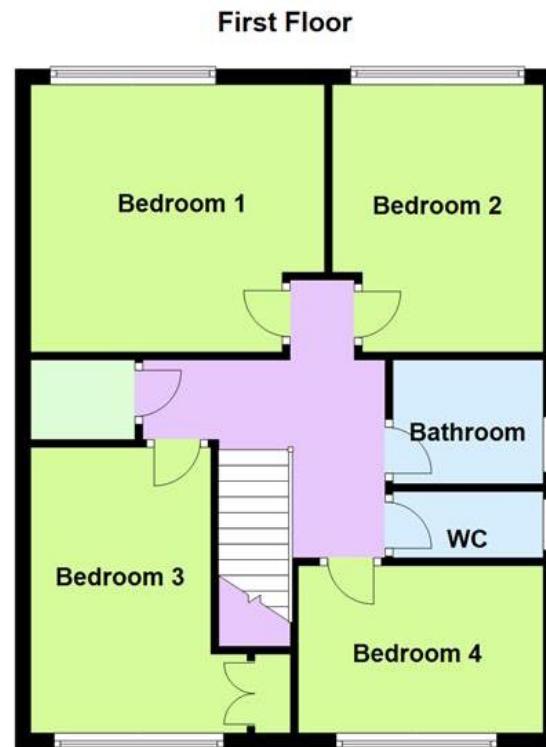
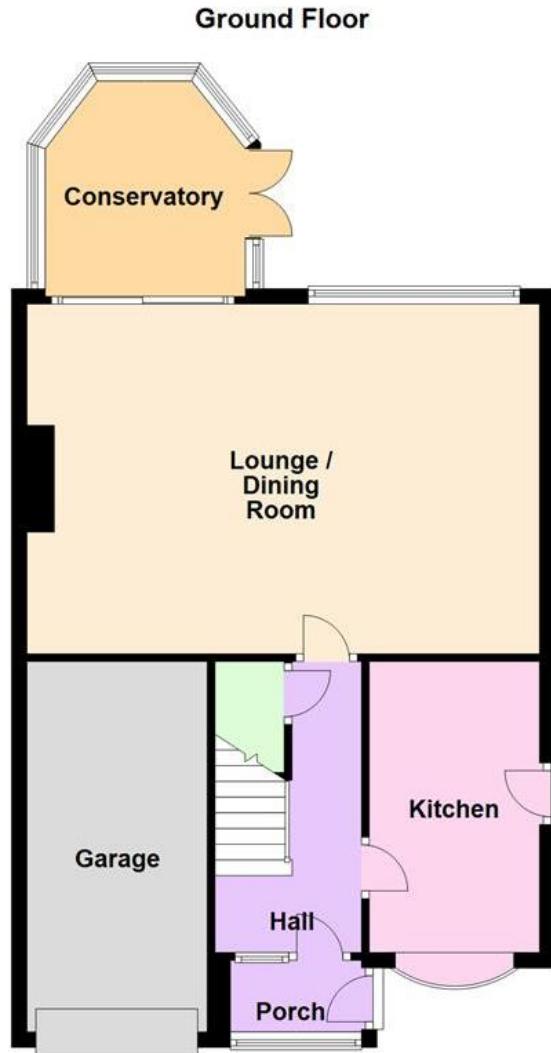
Porch -	1.90m (6'3") x 0.93m (3'1")
Hall -	2.24m (7'4") x 1.90m (6'3")
Kitchen -	3.78m (12'5") x 2.21m (7'3")
Lounge/Dining Room -	6.66m (21'10") x 4.55m (14'11")
Conservatory -	2.80m (9'2") max x 2.60m (8'6") max
Bedroom 1 -	3.82m (12'6") max x 3.48m (11'5") max plus 0.18m (0'7") x 0.18m (0'7")
Bedroom 2 -	3.48m (11'5") max x 2.74m (9') max
Bedroom 3 -	3.75m (12'4") x 2.29m (7'6") plus recess/cupboard
Bedroom 4 -	3.18m (10'5") x 2.18m (7'2") plus 0.28m (0'11") x 0.28m (0'11")
Bathroom -	1.95m (6'5") x 1.61m (5'3")
WC -	1.95m (6'5") x 0.86m (2'10")
Garage -	4.82m (15'10") x 2.25m (7'5")

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: D
Tenure: Freehold

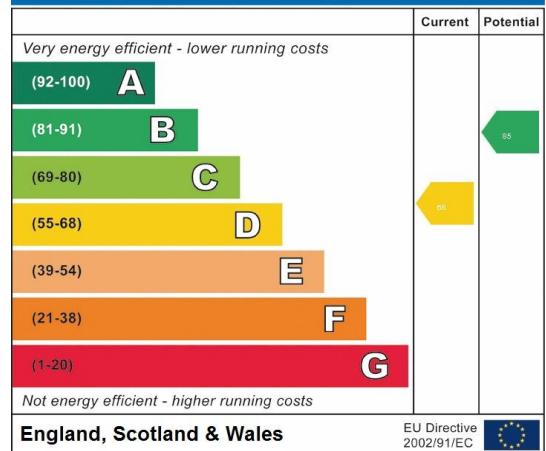
# Floor Plan

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



## Energy Efficiency Rating

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## Map Location

