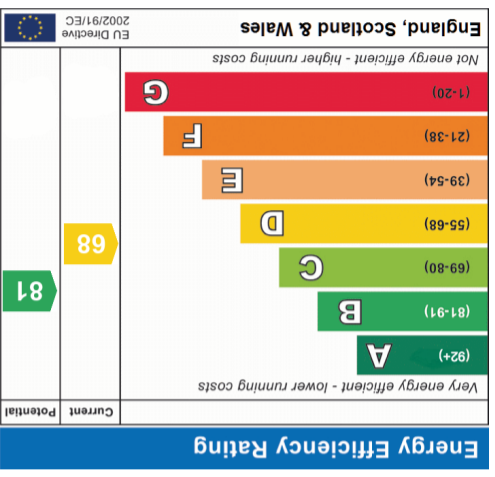




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



29 Launceston Road, Walsall, WS5 3EE

OFFERS REGION £350,000



29 LAUNCESTON ROAD, WALSALL

Well presented three bedroomed semi-detached house occupying a pleasant position on the popular Park Hall Estate, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and shopping facilities at Gillity Village.

Early inspection is recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

PORCH

having entrance door, window to front and tiled floor.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, two wall light points, under stairs storage space and stairs off to first floor.

LOUNGE

3.96m x 3.58m (13' 0" x 11' 9") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator, coved cornices and brick built fireplace surround with fitted gas fire.

DINING ROOM

3.65m x 3.16m (12' 0" x 10' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and two wall light points.

KITCHEN

3.13m x 2.35m (10' 3" x 7' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, appliance space, plumbing for automatic washing machine, central heating boiler, strip light, UPVC double glazed window to rear and UPVC door to side.



FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and wall light, and loft hatch.

BEDROOM NO 1

4.02m x 3.72m (13' 2" x 12' 2") having UPVC double glazed window to front, ceiling light point and wall light, central heating radiator and built-in wardrobes and cupboards.

BEDROOM NO 2

3.99m x 3.56m (13' 1" x 11' 8") having UPVC double glazed window to rear, ceiling light point and wall light, central heating radiator and built-in wardrobe.

BEDROOM NO 3

3.94m x 2.82m (12' 11" x 9' 3") having UPVC double glazed window to front, ceiling light point and wall light, and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

SEPARATE W.C.

having low flush w.c., wash hand basin with splash back surrounds, ceiling light point and UPVC double glazed window to side.

OUTSIDE

LAWNED FOREGARDEN

with TARMACADAM DRIVEWAY providing off-road parking for several vehicles.



GARAGE

having up-and-over door, power and lighting.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area and steps leading to lawn with flower and shrub borders, timber garden shed and side access gate.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band D with Walsall Council.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/26/09/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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