



26 Launceston Road,
Walsall, WS5 3EB

Offers in the Region Of £330,000

Walsall

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Set in a sought-after residential location and offered for sale with no onward chain, this detached bungalow provides well-proportioned accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway, spacious living room bathed in light from a large window and patio door to the rear elevation and there is a well-appointed kitchen which features a range of wall/base units, electric cooker point, plumbing for a washing machine, wall-mounted central heating boiler and door leading into the rear garden. Completing the accommodation there are three excellent bedrooms (the smallest of which is currently used as a dining room), bathroom with suite comprising WC, wash basin and bath and there is a further WC accessed from the hallway.

Externally, there is a neatly maintained rear garden with fields to the rear and there is driveway parking to the front with access to the garage via an up-and-over garage door.





Property Specification

Hall

Living Room - 6.61m (21'8") x 3.71m (12'2")

Kitchen - 3.81m (12'6") x 2.95m (9'8")

Bedroom 1 - 4.14m (13'7") to wardrobe front
x 3.71m (12'2")

Bedroom 2 - 3.81m (12'6") x 2.97m (9'9")

Bedroom 3 - 3.71m (12'2") x 2.44m (8')
to wardrobe front

Bathroom - 2.50m (8'3") max x 2.10m (6'11") max

WC

Garage - 4.80 (15'9") x 2.50m (8'2")

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: 19th April 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

