



74 Launceston Road, Park Hall  
Walsall, WS5 3EE

Auction Guide Price £280,000



# Park Hall

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Launceston Road is brought to the market offering spacious family accommodation and should be viewed at the earliest possible opportunity.

Situated on the ever popular 'Park Hall Estate' and is an ideal position for schools and all local amenities the property is approached via driveway providing off road parking to the occupier and leads to the welcoming porch entrance and integral garage.

Internally, the ground floor accommodation benefits from a spacious entrance hall, dining room, lounge to the rear along with fitted kitchen.

To the first floor, there are three excellent bedrooms along with family bathroom and separate WC.

To the rear there is a pleasant rear garden which benefits from a paved patio and lawned area.

The property comes to market with added benefit of no upward chain.







## Property Specification

Porch

Entrance Hallway

Dining Room - 12' 3" x 10' 2"  
(3.73m x 3.11m)

Lounge - 13' 0" x 11' 6"  
(3.97m x 3.50m)

Kitchen - 10' 2" x 7' 9"  
(3.10m x 2.36m)

Bedroom One - 13' 1" max x 12' 4"  
(3.98m x 3.77m)

Bedroom Two - 13' 0" x 11' 7"  
(3.95m x 3.52m)

Bedroom Three - 13' 0" x 9' 4"  
(3.95m x 2.84m)

Family Bathroom

Separate WC

Integral Garage

### 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: 9th August 2024

### Viewer's Note:

Services connected: Gas, Electric, Drainage and Water

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

