

89,Laburnum Road, Ettingshall Park
Wolverhampton.
WV4 6PD

Taylors

Offers in the Region of
£279,950

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Spacious Traditional Semi-Detached Family Home in Sought-After Ettingshall Park.Occupying a pleasant position within the ever-popular Ettingshall Park area, this tremendous traditional semi-detached family home offers spacious and well-presented accommodation throughout and is available with the added benefit of no upward chain.The property is approached via a driveway providing off-road parking and is complemented by a front garden and garage. Upon entering, an entrance porch leads into a welcoming reception hallway, creating an inviting first impression. The accommodation includes a separate dining room, ideal for family meals and entertaining, together with a spacious lounge to the rear, offering an excellent living space with views over the garden.The fitted kitchen provides a practical and functional area for everyday cooking and is further enhanced by a conservatory, which enjoys views of the rear garden and provides additional reception space suitable for a variety of uses.To the first floor, the landing gives access to three generous bedrooms, all offering excellent proportions for family living, along with a family bathroom serving the accommodation.A particular highlight of the property is the large and delightful rear garden. Well established and beautifully maintained, it provides a wonderful outdoor environment for growing families to enjoy, whilst also appealing to keen gardeners looking for space to cultivate and relax. The garden offers an excellent degree of privacy and plenty of room for outdoor seating, children's play areas, or further landscaping opportunities.Further benefits include gas central heating, UPVC double glazing, a garage, driveway parking, and a highly regarded residential location within easy reach of local schools, amenities, and transport links.This attractive home represents an excellent opportunity for families and purchasers seeking a spacious property in a desirable location, and early viewing is highly recommended to fully appreciate all that is on offer.

EPC - TBA. Council Tax - C. Tenure – Freehold,.
Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCHBy law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Hall

Reception Hall

Dining Room - 3.48m x 2.46m (11'5" x 8'1")

Lounge - 4.72m x 3.45m (15'6" x 11'4")

Kitchen - 4.09m x 2.24m (13'5" x 7'4")

Conservatory - 3.66m x 2.44m (12'0" x 8'0")

First Floor Landing

Bedroom - 4.11m x 3.51m (13'6" x 11'6")

Having a range of fitted wardrobes and side tables.
Bedroom - 3.56m x 3.4m (11'8" x 11'2")

Bedroom - 3.05m x 2.44m (10'0" x 8'0")

Limited headroom
Family bathroom - 2.39m x 2.21m (7'10" x 7'3")

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Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

- POPULAR ETTINGSHALL PARK AREA
- SPACIOUS - TRADTIONAL FAMILY HOME
- THREE GENEROUS BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN
- GOOD-SIZED WELL ESTABLISHED REAR GARDEN - WITH OUT-HOUSE W/C
- NO UPWARD CHAIN
- GARAGE
- CONSERVATORY
- BURGLAR ALARM

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).
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MISREPRESENTATION ACT 1967
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