

# CHRIS FOSTER & Daughter

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## 28 Laburnum Grove, Walsall, WS2 0JB Guide Price £169,950

An extended 3 bedroom semi detached residence in need of general modernisation, occupying a quiet cul-de-sac position within easy reach of local amenities.

\* Recessed Porch \* Reception Hall \* Lounge \* Dining Room \* Extended Kitchen \* Ground Floor wc \* 3 Bedrooms \* Shower Room \* Separate wc \* Off Road Parking \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 28 Laburnum Grove, Walsall



Reception Hall



Lounge



Lounge



Dining Room



Dining Room



Extended Kitchen

# 28 Laburnum Grove, Walsall



Extended Kitchen



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

## 28 Laburnum Grove, Walsall



Bedroom Three



Shower Room



Separate wc



Rear Garden

# 28 Laburnum Grove, Walsall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this extended 3 bedroom semi detached residence that is in need of general modernisation. The property occupies a quiet cul-de-sac position close to local amenities whilst remaining within easy reach of Walsall town centre.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

## **RECESSED PORCH**

leading to:

## **RECEPTION HALL**

PVCu double glazed entrance door and window to side, ceiling light point, central heating radiator and understairs recess.

## **LOUNGE**

3.94m x 3.81m (12'11 x 12'6)

PVCu double glazed window to front elevation, tiled fireplace with gas fire fitted, central heating radiator and ceiling light point.

## **DINING ROOM**

2.90m x 2.90m (9'6 x 9'6)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

## **EXTENDED KITCHEN**

5.03m x 2.74m (16'6 x 9')

PVCu double glazed window to rear elevation, stainless steel double drainer sink unit, base units and drawers, working surface, space for cooker and additional appliances, two fluorescent strip lights and central heating radiator.

## **SIDE LOBBY**

composite doors to the front and rear elevations, ceiling light point and storage room off housing the wall mounted central heating boiler.

## **GROUND FLOOR WC**

wc and ceiling light point.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation, ceiling light point, loft access and central heating radiator.

# 28 Laburnum Grove, Walsall

## **BEDROOM ONE**

3.96m x 2.90m (13' x 9'6)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and built in wardrobe.

## **BEDROOM TWO**

3.81m max x 2.90m (12'6 max x 9'6)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

## **BEDROOM THREE**

2.74m x 2.36m (9' x 7'9)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and built in storage cupboard.

## **SHOWER ROOM**

PVCu double glazed frosted window to rear elevation, shower enclosure with electric 'Triton' shower fitted, pedestal wash hand basin, central heating radiator and ceiling light point.

## **SEPARATE WC**

PVCu double glazed frosted window to side elevation, wc and ceiling light point.

## **OUTSIDE**

### **FORE GARDEN**

driveway providing off road parking, lawn and shrubs.

### **REAR GARDEN**

paved patio area and timber fencing.

## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 28 Laburnum Grove, Walsall

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	