



53 Launceston Road,
Walsall, WS5 3EE

Offers in the Region Of £365,000

Ground Floor:

The property is entered via a porch leading into a welcoming entrance hall with stairs rising to the first floor and useful understairs storage. To the front of the property is a separate dining room with a triple glazed window overlooking the frontage, while the spacious lounge benefits from an electric fireplace, dual radiators, a triple glazed side window and French doors opening onto the rear garden. The fitted kitchen comprises a range of wall and base units, an integrated four-ring gas hob and oven, sink with mixer tap and a triple glazed window overlooking the rear, with a door providing direct access to the garden.

First Floor:

The first floor offers three well-proportioned bedrooms, with the third bedroom benefiting from fitted wardrobes. A contemporary shower room is fitted with a walk-in shower cubicle, vanity wash hand basin and heated towel rail, while a separate WC with vanity wash hand basin provides additional convenience. The landing also gives access to the loft and a cupboard housing the boiler.

Exterior:

To the front, the property enjoys a tarmac driveway providing off-road parking, a well-maintained front garden, access to the garage via an electric roller door and gated side access to the rear. The enclosed rear garden features a slabbed patio seating area leading onto a well-established lawn with mature shrubs, planted borders and fenced boundaries, creating an attractive and private outdoor space.

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: 18th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Measurements:

Entrance Porch

Hallway

Dining Room - 10' 2" x 12' 2" (3.10m x 3.71m)

Lounge - 19' 4" x 12' 6" (5.89m x 3.81m)

Kitchen - 7' 8" x 10' 3" (2.34m x 3.12m)

First Floor Landing

Bedroom One - 12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom Two - 12' 1" x 10' 2" (3.68m x 3.10m)

Bedroom Three - 12' 9" x 9' 1" (3.88m x 2.77m)

Family Bathroom - 5' 4" x 6' 9" (1.62m x 2.06m)

WC - 3' 0" x 5' 4" (0.91m x 1.62m)

Garage - 16' 1" x 7' 4" (4.90m x 2.23m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

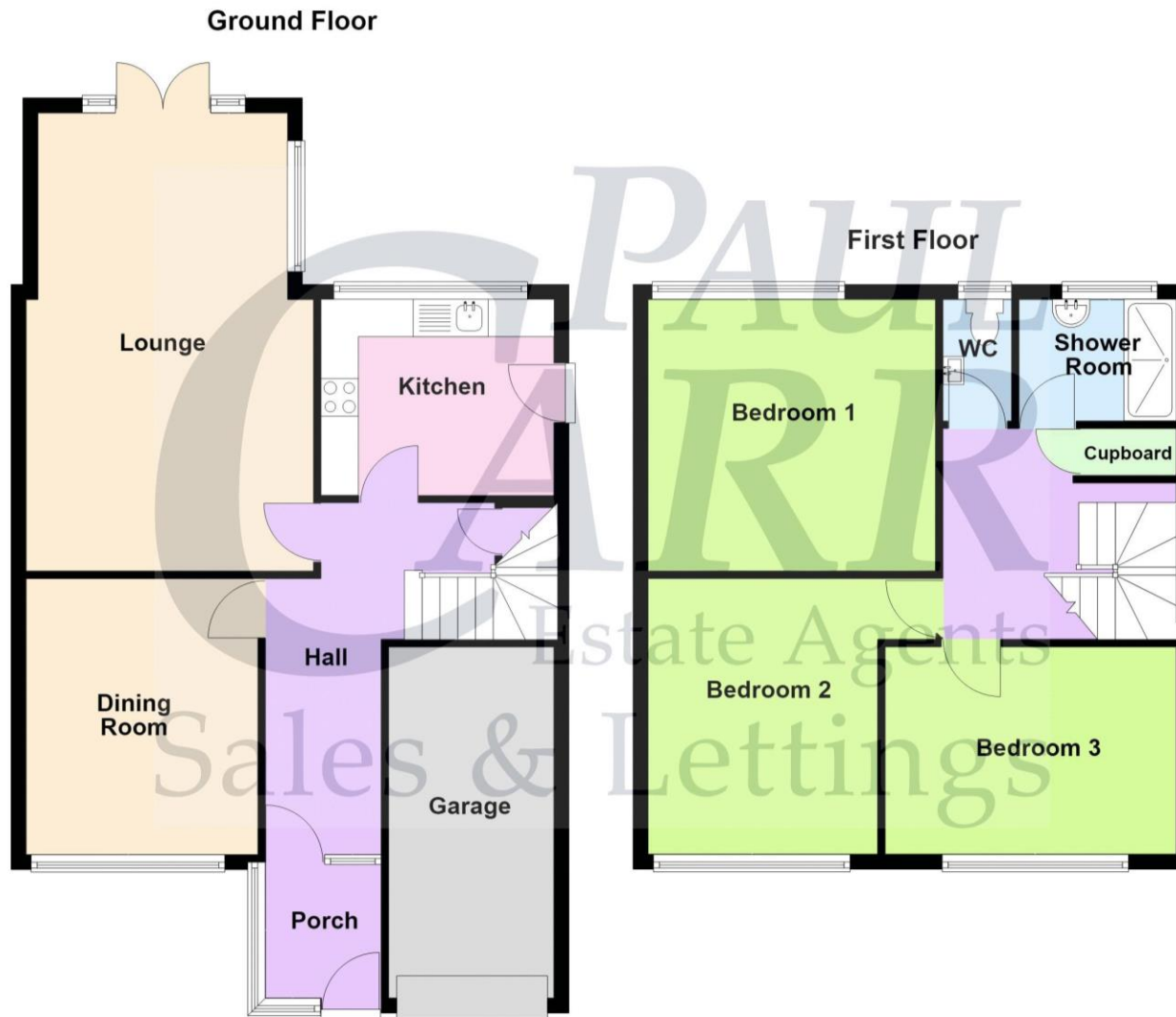
Connected Services: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location

