



21 Launceston Road,
Walsall, WS5 3EB

Offers Over £450,000

Walsall

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Ground Floor:

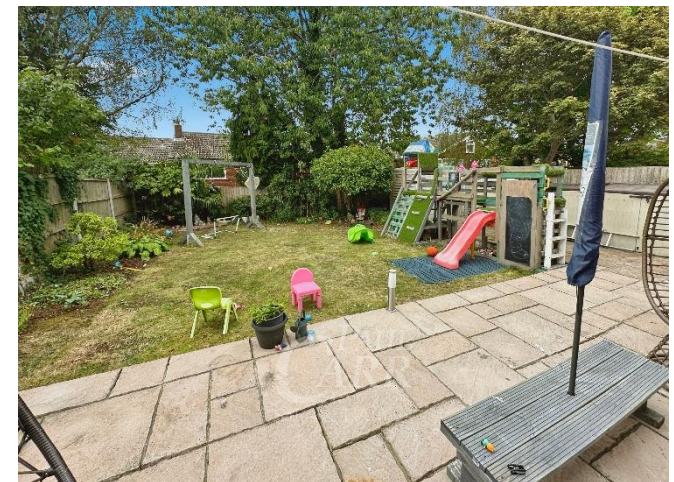
Entering through the porch, you'll find a wall light point, triple glazed window to the front, and a door leading into the hallway. The hallway offers understair storage cupboards, a radiator, ceiling light point, and access to the first floor and adjoining rooms. The lounge features an electric fireplace, radiator, multiple wall light points, a triple glazed front-facing window, and double doors opening to the kitchen. The spacious kitchen/diner is fully equipped with a range of wall and base units, boiling tap, integrated induction hob with built-in extractor, dishwasher, grill, oven, microwave, and pie warmer. There's also space for an American-style fridge freezer, integrated bins and carousel, underfloor heating, under cupboard lighting, ceiling and downlights, three vertical radiators, a triple glazed rear window, and two sets of French doors opening to the garden. A downstairs shower room includes a walk-in cubicle with gas shower, wash hand basin, heated towel rail, extractor fan, and WC. The garage/utility provides additional storage, plumbing for laundry appliances, sink with mixer tap, radiator, electric roller door, and two ceiling light points.

First Floor:

The landing features a ceiling light point, an obscure triple glazed side window, and a cupboard housing the boiler, with doors leading to the bedrooms and bathroom. Bedroom one offers a triple glazed front window, radiator, and ceiling light point. Bedroom two includes a triple glazed rear window, ceiling light point, and radiator. Bedroom three has a triple glazed window to the side elevation, a ceiling light point, and radiator, while bedroom four offers a front-facing triple glazed window, radiator, and ceiling light. The family bathroom is fitted with a vanity wash hand basin, low flush WC, P-shaped bath with gas shower over, vertical radiator, extractor fan, downlighters, and two obscure double-glazed windows to the rear.

Exterior:

To the front, there is a tarmac driveway leading to the garage. The rear garden features a slabbed patio area, a well-maintained lawn with established shrubbery, boundary fencing, a side access gate, and a storage shed.





Property Specification

Entrance Porch

Hallway

Lounge - 15' 4" x 17' 2"
(4.67m x 5.23m)

Kitchen/Diner - 10' 2" x 30' 0"
(3.10m x 9.14m)

Downstairs Shower Room - 6' 8" x 7' 3"
(2.03m x 2.21m)

Utility/Garage - 7' 4" x 12' 0"
(2.23m x 3.65m)

First Floor Landing

Bedroom One - 10' 5" x 14' 3"
(3.17m x 4.34m)

Bedroom Two - 12' 9" x 8' 5"
(3.88m x 2.56m)

Bedroom Three - 11' 2" x 8' 2"
(3.40m x 2.49m)

Bedroom Four - 10' 5" x 7' 3"
(3.17m x 2.21m)

Family Bathroom - 5' 4" x 8' 6"
(1.62m x 2.59m)

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 2025

Viewer's Note:

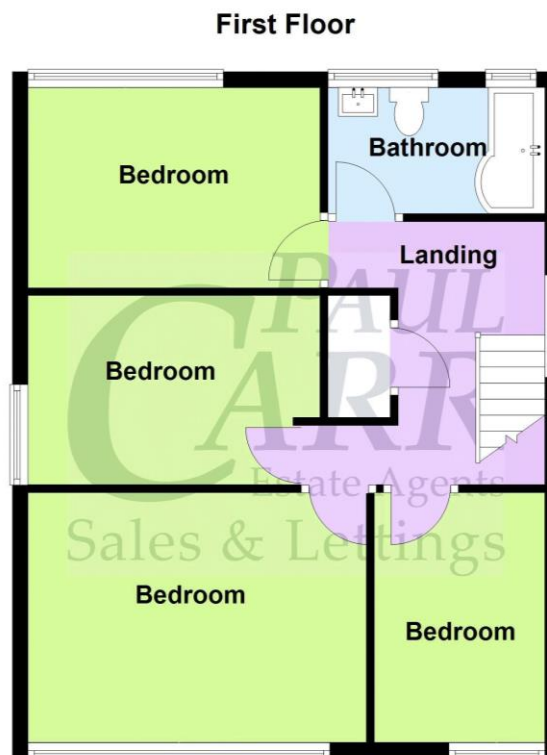
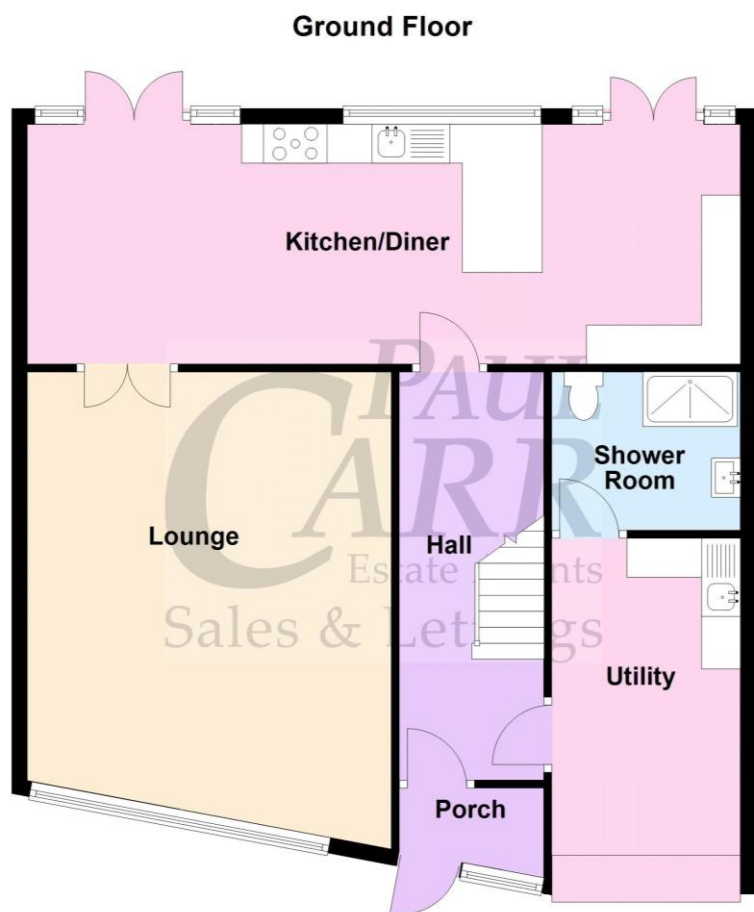
Services connected: Gas, Water, Electric & Drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

