



**6 LABURNUM ROAD**  
**WOLVERHAMPTON, WV4 6PG**

**OFFERS IN THE REGION OF £180,000**  
**FREEHOLD**

Spacious two bedroom semi-detached home situated in a popular residential area convenient for a wide range of amenities including schools, shops and access to public transport also benefiting from excellent commuter links and access to Birmingham New Road/A4123. Whilst the property would benefit from a scheme of modernisation there is well proportioned accommodation throughout comprising entrance porch, hallway, living room, dining kitchen, utility, two double bedrooms, bathroom, separate w.c and an enclosed garden to the rear.



# 6 LABURNUM ROAD

- Available With No Onward Chain
- Spacious Two Bedroom Semi-Detached Home
- Requiring A Scheme Of Modernisation
- Extremely Popular Residential Location
- Convenient For A Wide Range Of Amenities
- Off Road Parking
- Enclosed Rear Garden
- Bathroom & Separate W.C



## APPROACH

The property is approached via a block paved driveway providing off road parking.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Window to the side, staircase to the first floor landing and doors to the living room and dining kitchen.

## LIVING ROOM

Window to the front.

## DINING KITCHEN

Windows to the side and rear, door to the rear lobby.

## REAR LOBBY

Doors to the utility room and rear garden

## UTILITY ROOM

Window to the rear.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

Two windows to the front, built in storage cupboard.

## BEDROOM TWO

Window to the rear.

## BATHROOM

## W.C

## REAR GARDEN

## PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

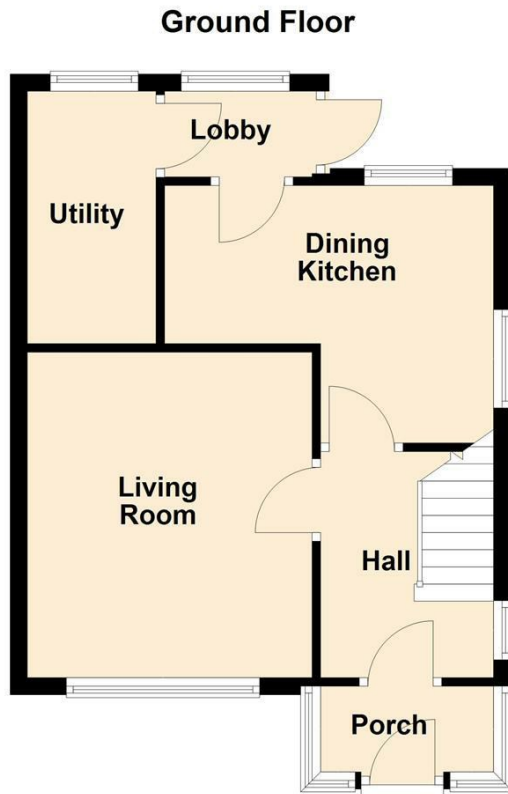
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term  
flood risk for an area in England -  
<https://www.gov.uk/check-long-term-flood-risk>

## 6 LABURNUM ROAD





| 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>                            | 70                      | 76        |
| (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 |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements