



SWF



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26 LABURNUM ROAD WOLVERHAMPTON, WV1 2TH

OFFERS IN EXCESS OF £170,000
FREEHOLD

NO CHAIN - Two bedroom semi-detached home situated in a quiet cul-de-sac conveniently located for a range of local amenities with both Bilston Town & Wolverhampton City Centre only a short drive away. The property occupies a private position and features versatile accommodation throughout comprising entrance hall, living room, kitchen, ground floor w.c, two double bedrooms, two bathrooms and a pleasant enclosed garden to the rear with a gate providing access to the garage. The property offers ample potential to be converted back into a 3 bedroom property.



26 LABURNUM ROAD

- Extremely Popular Location
- Private & Secluded Position With Stowlawn Green Nearby
- Close To A Range Of Local Amenities including East Park & Common Land
- Versatile Accommodation Throughout
- Two Double Bedrooms
- Two Bathrooms
- Ground Floor W.C
- En Bloc Garage



APPROACH

The front of the property is approached via walkway to a block paved courtyard with a side gate providing access to the rear.

ENTRANCE HALL

Radiator, double glazed window to the side, built in storage cupboard, staircase to the first floor landing and door to the living room.

LIVING ROOM

Double glazed window to the front and radiator.

KITCHEN

Double glazed window to the rear, double glazed sliding doors to the rear, part glazed door to the side and a range of fitted wall, drawer and base units with work surfaces over incorporating a double sink and double drainer unit with mixer tap. There is space for various household appliances and plumbing for both a dishwasher and washing machine.

GROUND FLOOR W.C

Wash hand basin with vanity units beneath and low level w.c.

FIRST FLOOR LANDING

Loft access hatch, double glazed obscure window to the side, loft access hatch with drop down ladders and doors to:

BEDROOM ONE

Double glazed window to the front, wardrobes with sliding mirror doors and radiator.

BEDROOM TWO

Double glazed window to the rear, radiator and fitted double wardrobes with sliding mirror doors.

BATHROOM ONE

Double glazed obscure window to the side, tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

RE-FITTED BATHROOM TWO

Double glazed window to the rear, tiled

walls, ceiling down lighters and suite comprising close coupled w.c, pedestal wash hand basin, paneled bath and corner shower enclosure.

GARDEN

To the rear of the property is an enclosed garden with a paved patio area and adjacent lawn. A gate provides access to the rear.

GARAGE

En-bloc garage located to the rear.

OTHER INFORMATION

The property is fitted with leased solar panels.

TENURE Freehold

The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

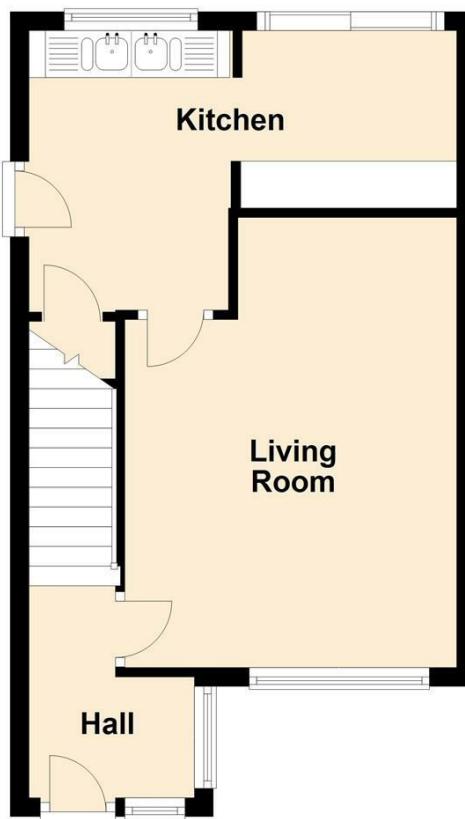
BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

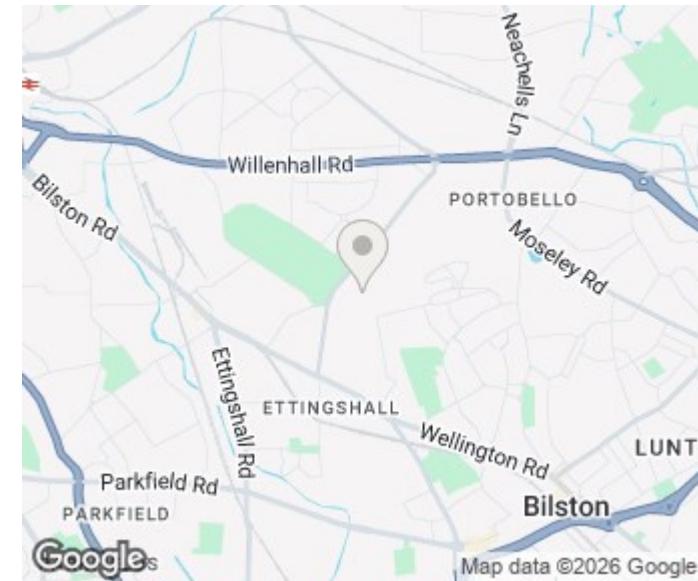
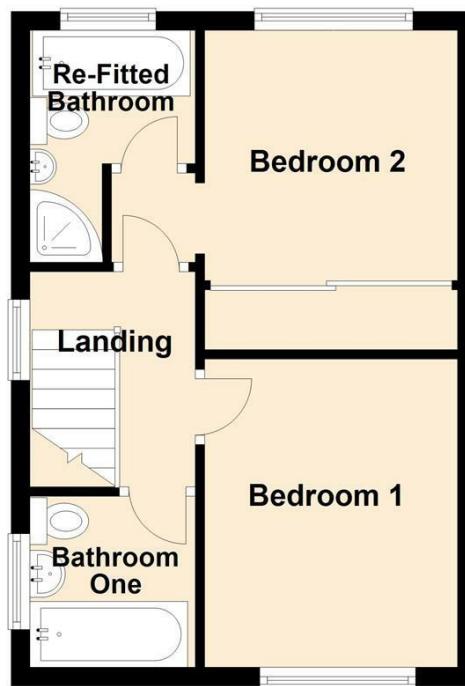
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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