



- An excellent semi detached property
- Large enclosed porch
- Generous rear living room
- Conservatory
- Kitchen with modern styled units
- Utility and guests cloakroom
- Three double bedrooms
- Bathroom with suite and separate shower cubicle
- Brick blocked fore garden and access to garage front
- Rear garden with lawn and patio



6 LABURNUM DRIVE, WALMLEY, B76 2SP ~ Offers around £290,000

Offering no upward chain this is a very spacious freehold property, council tax band C. Ideally located in a lovely cul-de-sac just off Springfield Road and close to many amenities including schools . Benefiting from double glazing and gas central heating (both where specified) the interiors comprise large enclosed porch, entrance hall, guests cloakroom, utility room, very generous living room with bi-folding doors out to a conservatory and fitted kitchen with a range of modern styled units. To the first floor are three excellent double bedrooms and a bathroom with both bath and shower cubicle. Outside is a brick blocked fore garden with access to garage front and to the rear is a garden with both patio and lawn, Viewing is essential to appreciate both size and location.

Access is via a brick blocked fore garden leading to;

ENCLOSED PORCH: Having double glazed windows to front and side, double glazed door, radiator, door into garage and double glazed reception door into;

HALLWAY: Having stairs flowing to first floor and radiator

GUEST CLOAKROOM: **6'00" x 2'06"** Having close coupled W.C, wash handbasin, radiator and double glazed window

UTILITY: 6'06" x 7'06" Having a range of wall and base mounted units with worksurface over, tiling to splashbacks, stainless steel sink and drainer, space and plumbing for washing machine, space for dryer, wall mounted gas central heating boiler and double glazed door

LIVING ROOM: 21'02" x 11'05" A very generous living room with double glazed window to rear and bi-folding doors to conservatory, classically styled fire surround having marblesque back and hearth housing electric living flame fire, coving and medallion to ceiling, dado rail and radiator

CONSERVATORY: Having double glazed panels to sides and rear and double glazed double doors to rear garden

KITCHEN: 8'11" x 13'07" A spacious kitchen having a range of drawer, base and eye level cupboards with work surfaces over, tiling to splashbacks, four ring electric hob, double oven/grill combi, stainless steel one and a half bowl sink and drainer, space for fridge freezer, double glazed window to front and radiator

FIRST FLOOR LANDING: Having double glazed window and access to loft space

BEDROOM ONE: (REAR) 10'01" x12'04" (to wardrobe front) 14'02" (inside wardrobe) Having double glazed window to rear, radiator and built in wardrobes

BEDROOM TWO: (FRONT) 9'07" x 10'01" Having double glazed window to front and radiator

BEDROOM THREE (REAR) 11'00" x 10'10" Having double glazed window to rear and radiator

BATHROOM: Having a white suite comprising of bath, pedestal wash handbasin, close coupled W.C, separate shower cubicle with fitted electric shower, tiling to walls, double glazed patterned window and radiator

GARAGE: 15'04" x 7'10" (Please make sure of the suitability of this garage for your own vehicle use) Having up and over door, light and power

REAR GARDEN: Enclosed rear garden having paved patio area and lawn



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. We have not tested any fixtures to you, equipment, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Recommended via Acres on 0121 313 2888

VIEWING:

As per sales details.

FIXTURES & FITTINGS:

C

COUNCIL TAX BAND:

C

confirmed by any prospective purchaser's solicitor)

TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be

