



8 Laburnum Street, Wolverhampton, WV3 0BT

BERRIMAN  
EATON



## 8 Laburnum Street, Wolverhampton, WV3 0BT

A beautifully presented detached family home which has been well maintained over the years and significantly extended to the ground floor to greatly enhance the scope and versatility of accommodation provided

### LOCATION

Laburnum Street stands in an established residential area which is within easy reach of local amenities, including a large Sainsburys and the City Centre itself.

The area is well served by schooling in both sectors with two primary schools within walking distance and a variety of secondary schools being available.

### DESCRIPTION

8 Laburnum Street is a particularly well presented, detached family home which has been extended to the rear to create a large dining kitchen and a sitting room which could also be used as a bedroom as it has an en-suite shower room.

The property has been well maintained over the years and benefits from excellent quality kitchen and bathroom suites and neutral décor throughout. There are double glazed windows and gas fired central heating.

### ACCOMMODATION

A composite front door opens into the PORCH with laminated flooring and a panelled door opens into the LOUNGE which has a double glazed and leaded picture window to the front, a living flame coal effect canopy gas fire standing within a formal, Adams style surround with marble hearth and slips and laminated flooring. The DINING KITCHEN has a comprehensive range of contemporary gloss fronted wall and base mounted cabinetry, a stainless steel sink, a stainless steel four ring gas hob with stainless steel extraction chimney above, a built in electric oven, an integrated dishwasher, plumbing for a washing machine, space for a tumble dryer, a concealed wall mounted Gloworm gas fired central heating boiler, ample space for dining, a double glazed and leaded front window, a skylight, double glazed French doors to the garden and laminated flooring.

There is a SITTING ROOM / BEDROOM FOUR which has laminated flooring, a useful understairs storage cupboard and an adjoining EN-SUITE SHOWER ROOM which is laid out in a wetroom style with a shower, wall hung basin and WC and a double glazed and leaded rear window.

A staircase rises to the upper floor landing which has laminated flooring, access to the roof space, a double glazed and leaded side window and an airing cupboard with hot water cylinder and slatted shelf. BEDROOM ONE is a good double room in size with a wide bank of fitted wardrobes with a tall shelving unit to one side, laminated flooring and a double glazed and leaded rear window overlooking the garden. BEDROOM TWO is also a good double room in size with laminated flooring and a double glazed and leaded window to the front and BEDROOM THREE is a well proportioned room with a double glazed and leaded window and laminated flooring. The BATHROOM has a white suite with a panelled bath with mixer tap with shower attachment and shower screen, pedestal basin and WC, vinyl flooring, part tiled walls, a double glazed and leaded window and a chrome towel rail radiator.

### OUTSIDE

The house stands behind a deep frontage with a front lawn and a DRIVEWAY to one side laid in tarmac providing ample off street parking. There is gated side access to the delightful REAR GARDEN with a paved patio and shaped lawn beyond, stocked beds and borders, a potting shed and a useful STOREROOM which could also be utilised as an ideal office for those wishing to work from home.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND C – Wolverhampton POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Tettenhall Office. The property is FREEHOLD.

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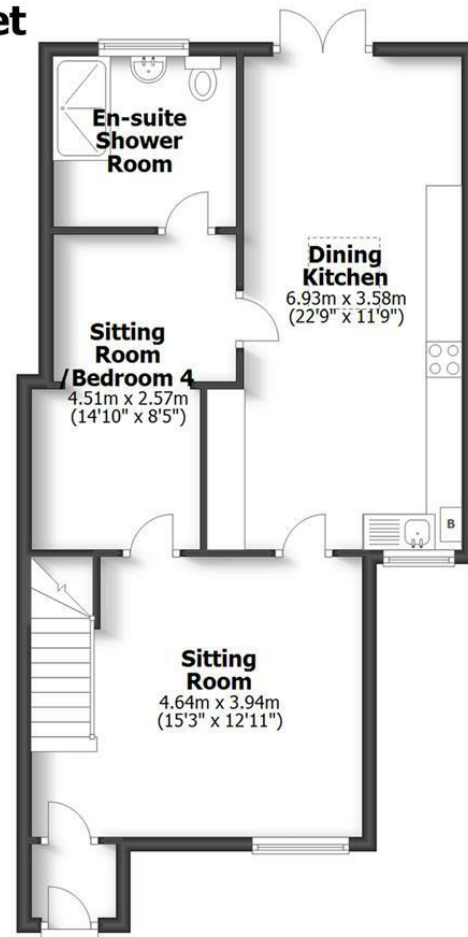
Offers Around  
£268,000

EPC: C

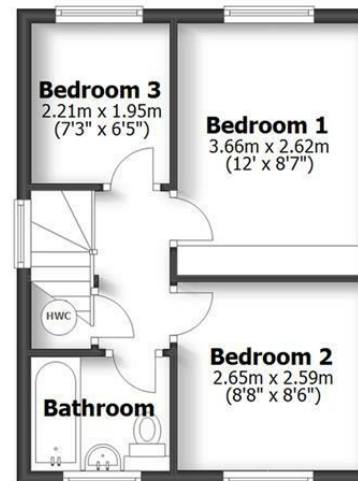
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



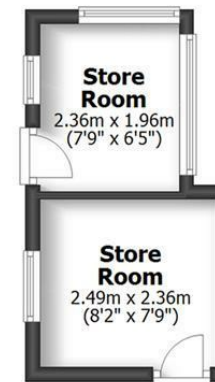
**8 Laburnum Street**  
Wolverhampton



**Ground Floor**



**First Floor**



HOUSE: 89.5sq.m. 963sq.ft.  
GARAGE: 10.7sq.m. 115sq.ft.  
**TOTAL: 100.2sq.m. 1078sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



