

# CHRIS FOSTER & Daughter

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## 10 Launceston Road, Walsall, WS5 3EB £325,000

Chris Foster & Daughter are pleased to offer for sale this generously proportioned, extended, three bedroom detached bungalow in a much sought after location in South Walsall. The accommodation comprises in brief: porch, hallway, extended Lounge, extended dining kitchen, three good sized bedrooms, bathroom and separate w.c. Further benefits include majority double glazing, central heating, front and rear gardens, multi-vehicle driveway and garage. The property is available with no upward chain, so immediate viewing is highly recommended in order to avoid potential disappointment.

Council Tax Band - E  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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Company Number: 11253248



# 10 Launceston Road, Walsall



LOUNGE



DINING KITCHEN



DING KITCHEN



HALLWAY



W.C



BEDROOM ONE

# 10 Launceston Road, Walsall



**BEDROOM TWO**



**BEDROOM THREE**



**BATHROOM**



**REAR GARDEN**



**REAR GARDEN**



**GARAGE**

# 10 Launceston Road, Walsall

Park Hall is a prime residential area offering a mixture of detached and semi-detached properties. Enhanced by its proximity to the Motorway network, junction 10 of the M6 is within 2 miles, which gives easy access to the M5, M54, M42 and M6 Toll Road, thus bringing all main centres of the West Midlands conurbation into easy reach with Birmingham International Airport, Rail Link, and the National Exhibition Centre all also at hand.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge (catchments must be checked)

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

## **PORCH**

Having a door to:

## **HALLWAY**

With central heating radiator, loft access and doors off to:

## **LOUNGE**

6.32m x 3.71m (20'9" x 12'2")

Having two central heating radiators and uPVC double glazed french doors to the rear.

## **DINING KITCHEN**

5.28m x 3.78m (17'4" x 12'5")

Having a range of eye and base level units with work surface over incorporating double drainer sink unit, tiled splashbacks, central heating radiator, window to side, uPVC double glazed window to the rear and frosted uPVC double glazed door to the rear.

## **BEDROOM ONE**

4.06m x 3.71m (13'4" x 12'2")

With a built-in wardrobe, central heating radiator and bow window to the front.

## **BEDROOM TWO**

3.84m x 3.05m (12'7" x 10'0")

With central heating radiator and bow window to the front.

## **BEDROOM THREE**

3.71m max x 3.10m max (12'2" max x 10'2" max)

With central heating radiator and uPVC double glazed window to the side.

## **BATHROOM**

Having a suite comprising corner bath, pedestal wash hand basin, low flush w.c, bidet, tiled walls, central heating radiator and frosted double glazed window to the side.

## **W.C**

With low flush w.c, wash hand basin, central heating radiator and frosted double glazed window to the side.

## **OUTSIDE**

# 10 Launceston Road, Walsall

## FRONT

Having a lawned garden flanked by generous multi-vehicle off road parking and leading to:

## GARAGE

5.77m x 2.79m (18'11" x 9'2")

Having up & over door to the front, frosted window to side and door to rear garden.

## REAR GARDEN

Having a paved patio with steps up to a lawned garden beyond with flower and shrub borders. Door to workshop.

## GENERAL INFORMATION Sales Freehold

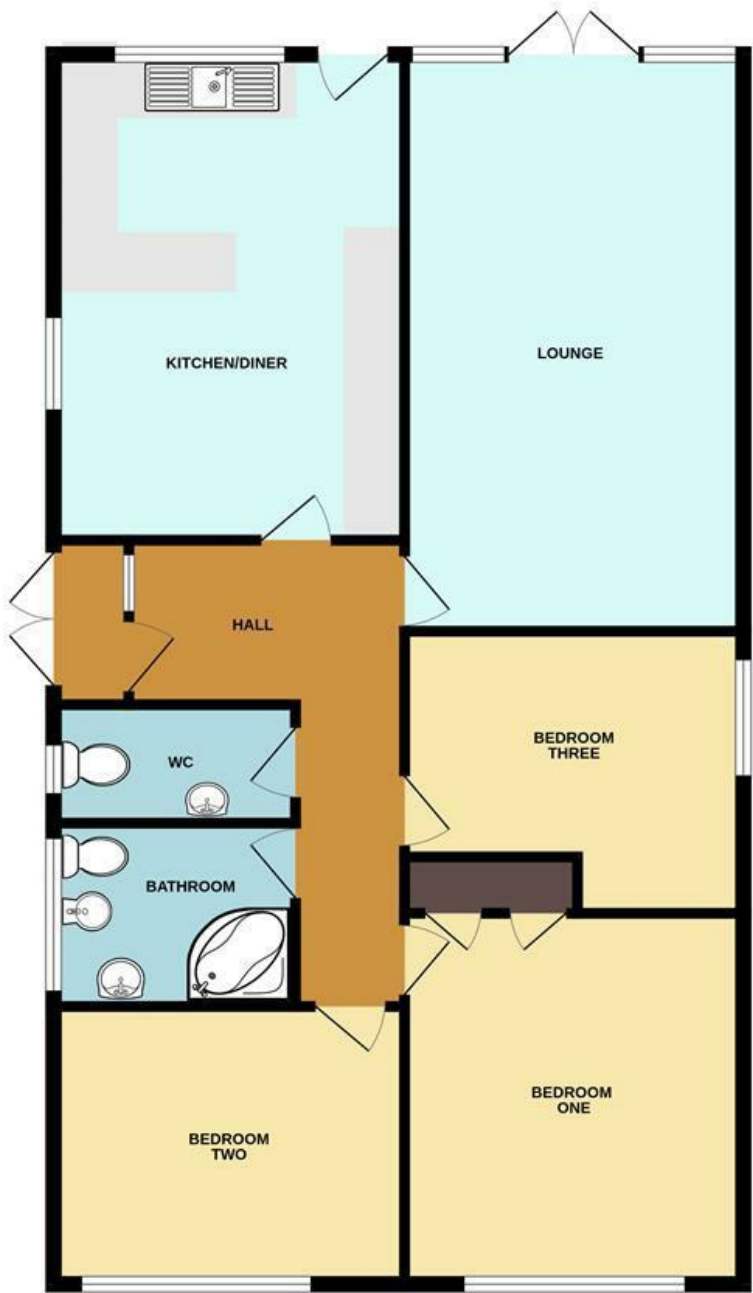
We understand the property is Freehold with vacant possession upon completion.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 10 Launceston Road, Walsall

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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>                            |                         |           |
| (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 |                         |           |
|                                             | 62                      | 72        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |