



15 Laburnum Road

| WV1 2TJ | Offers In Excess Of £189,995

ROYSTON  
& LUND







Royston & Lund are delighted to present this three-bedroom semi-detached property, perfect for families, first-time buyers looking to grow their family, or landlords seeking a reliable buy-to-let investment. Offering a blend of space, character, and comfort, this home is well-positioned for a wide range of buyers.

To the left, a well-proportioned through lounge and dining area provides generous space for entertaining or family life, with patio doors that lead directly to the rear garden. Just off the dining area is a compact yet functional kitchen, with gloss-finish cabinetry and sleek-black worktops, offering open access to the living space for a sociable, connected feel.

Upstairs, all three bedrooms are decently sized, offering flexibility for families, home working, or guests. The family bathroom is complete with a bath and shower combination, and there is also a small downstairs WC for added convenience.

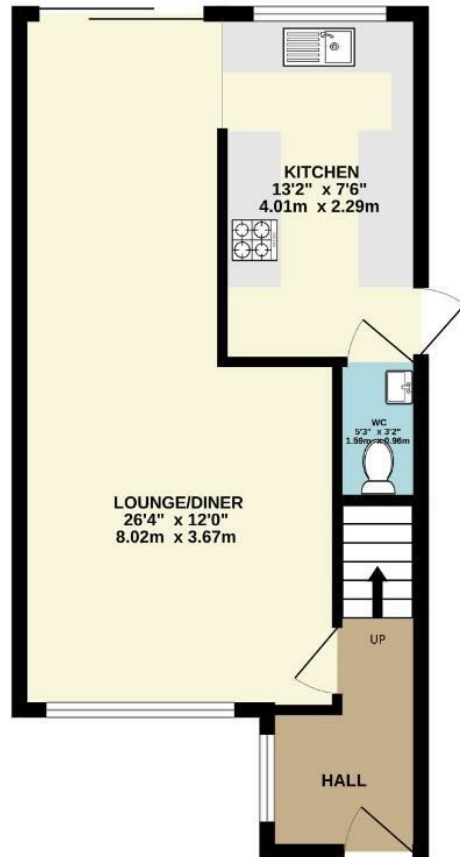
Patio doors from the lounge lead out to an average-sized rear garden, offering a mix of lawn and patio areas for outdoor enjoyment. To the front, the property includes a driveway with space for one vehicle.

Located in the heart of Stow Heath, this home is close to local shops, schools, and major road networks — making it a convenient and desirable choice for a range of buyers.

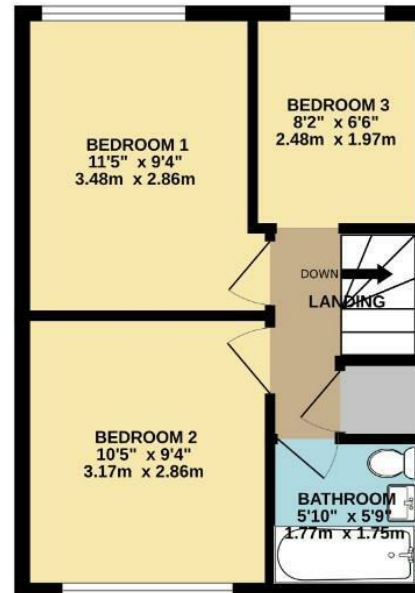




GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.8 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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