



## Ermington Road | Goldthorn Park | Wolverhampton | WV4 5DZ

This Three Bedroom Semi Detached Property is located on Ermington Road in Goldthorn Park and is within very close proximity to amenities nearby such as schools, supermarkets, eateries and has excellent transport links heading into and out of Wolverhampton. To the ground floor of the property is the lounge / dining area, kitchen and downstairs toilet. To the first floor of the property there are three bedrooms and a family bathroom. Externally the property has off road parking by the means of a driveway for multiple vehicles, a garage and a patio and garden to the rear. The property benefits from gas central heating. The property does require some modernisation and is chain free. Viewings are essential.

## Asking Price Of £239,995

- Three Bedroom Semi Detached House
- Family Bathroom
- Downstairs W.C
- Garage & Driveway Parking
- Convenient Location

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements