



Connells

Rosemary Crescent West
Goldthorn Park Wolverhampton

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for sale offers over
£350,000



Property Description

Connells Wolverhampton are delighted to offer for sale this extended four bedroom family home situated in the popular area of Goldthorn Park. This much improved family home offers an exception high level of living and must be viewed to be fully appreciated.

To the ground floor there is an entrance porch, entrance hall, downstairs wc, lounge, extended dining room and extended refitted kitchen. To the first floor there are four bedrooms, en-suite shower room and refitted family bathroom. There is a block paved driveway to front and enclosed rear garden with storage room.

The Location & Area

The property has easy access to A449 and the Birmingham New Road for commuting links whilst being only a short distance from Wolverhampton City centre. There is also a wide range of schools available.

Entrance Porch

UPVC double glazed entrance, double glazed window to front and side.

Entrance Hall

UPVC double glazed door to front, staircase to first floor, wooden flooring, central heating radiator.

Downstairs Wc

Wc, wash hand basin, extractor fan, tiled floor, part tiled walls, central heating radiator.

Lounge

13' 9" max into bay x 10' 4" max (4.19m max into bay x 3.15m max)

Double glazed bay window to front, feature fireplace with living flame gas fire, coved ceiling, door to hall.

Extended Dining Room

20' 5" max x 9' 4" max (6.22m max x 2.84m max)

Feature fireplace with living flame gas fire, wooden flooring, central heating radiators, double glazed french doors leading to garden, door to kitchen.

Extended Kitchen

16' 7" x 13' 8" (5.05m x 4.17m)

A range of wall drawer and base units, work surfaces, tiled splashbacks, centre island, one and half bowl sink unit, plumbing is provided for washing machine, gas hob, electric oven, microwave, extractor hood, cupboard housing central heating boiler, central heating radiator.



First Floor Landing

Loft access, doors to various rooms.

Bedroom One

14' 1" max into bay x 8' 6" (4.29m max into bay x 2.59m)

Double glazed bay window to front, built-in wardrobes, central heating radiator, door to landing.

Bedroom Two

12' 5" x 8' 6" to wardrobes (3.78m x 2.59m to wardrobes)

Double glazed window to rear, built-in wardrobes, central heating radiator, door to landing.

Bedroom Three

16' 3" x 6' 3" (4.95m x 1.91m)

Double glazed window to front, two double built-in wardrobes, central heating radiator, door to landing, door to en-suite.

En-Suite Shower Room

Double glazed window to rear, double shower cubicle, wash hand basin, wc, heated towel rail, tiled walls, tiled floor, extractor fan.

Bedroom Four

6' 9" x 6' 4" (2.06m x 1.93m)

Double glazed window to front, built-in cupboard, central heating radiator, door to landing.

Family Bathroom

Double glazed window to rear, white suite comprising of a panelled bath, pedestal wash hand basin, low flush wc, tiled walls, tiled floor, airing cupboard, chrome heated towel rail.

Outside Front

Block paved driveway with raised flower beds.

Outside Rear

Panel enclosed garden with lawned area, block paved patio, cold water tap.

Storage Room

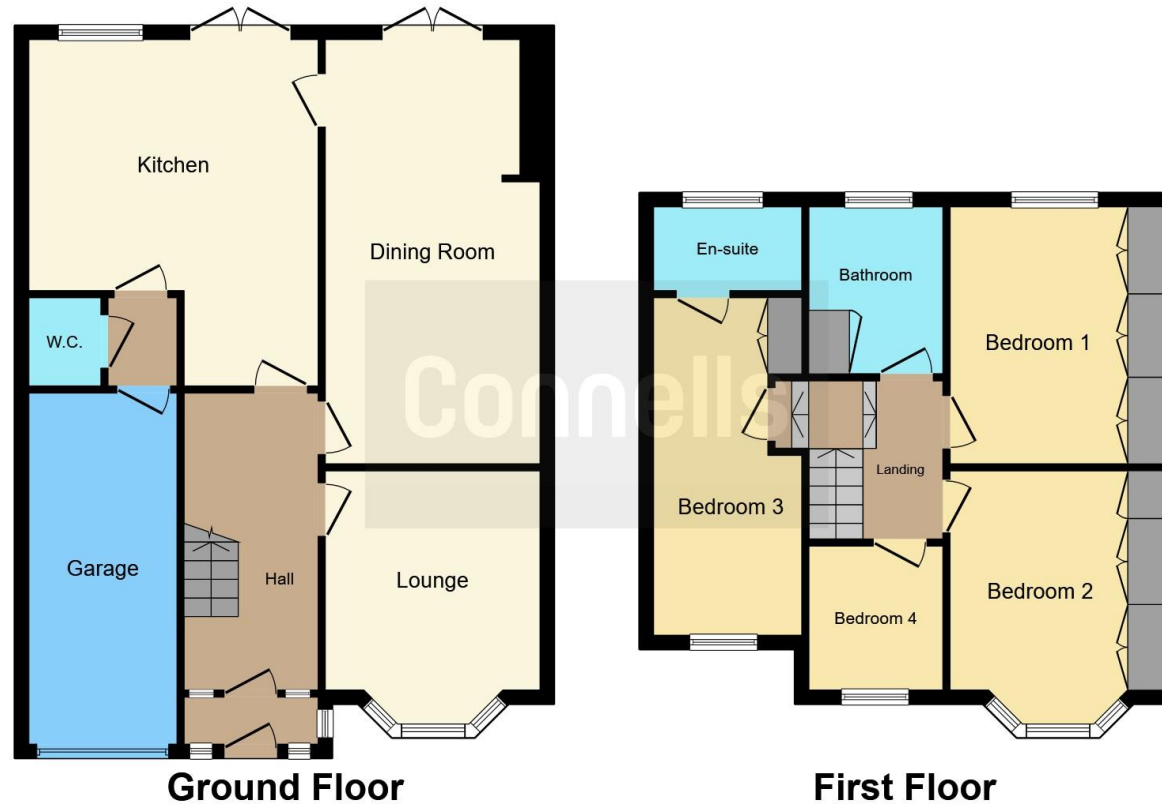
16' 8" x 6' 3" (5.08m x 1.91m)

Up and over door to front, power, light, door to kitchen.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WVH323595

Tenure: Freehold



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