



**Connells**

Park Drive  
Goldthorn Park Wolverhampton

# Park Drive Goldthorn Park Wolverhampton WV4 5AH

for sale offers in the region of  
**£325,000**



## Property Description

Connells Wolverhampton bring to the market this outstanding split level detached bungalow in the popular area of Goldthorn Park. Internally the property has been refurbished by the current Vendor is maintained to a high standard. Viewing is a must in order to appreciate this property.

Internally there is entrance porch, entrance hall, generously proportioned 17ft lounge, stunning designer kitchen diner with feature island, conservatory with stunning views over gardens, three well proportioned bedrooms and good size family bathroom. Additionally on the lower level is an additional kitchen/utility which is useful as a spice kitchen or potential to convert to annex and incorporating the garage (subject to relevant permissions). Externally there is an elevated decking area overlooking the good size rear garden and generous off road parking to front.

## Entrance Hall

Door to front, doors to various rooms.

## Lounge

17' x 11' 9" ( 5.18m x 3.58m )

Double glazed window to front, central heating radiator, door to entrance hall, property kitchen diner.

## Designer Kitchen Diner

19' 9" x 10' ( 6.02m x 3.05m )

A range of wall and base units, drainer sink, five ring gas burners, extractor hood, integrated oven, microwave and fridge freezer, stunning breakfast island, double glazed door to side, double glazed doors to conservatory, open to lounge.

## Conservatory

10' 6" x 10' 4" ( 3.20m x 3.15m )

Double glazed windows.

## The Location & Area

Set to the south of Wolverhampton City Centre in the Goldthorn Park area with easy access to A449 and Birmingham New Road for commuters. Wolverhampton Rail Station only a short drive away, sought after local schooling and easy access to Penn Hospital and Penn Common.

## Entrance Porch

Door to front, door to entrance hall.



### Bedroom One

11' 10" x 11' ( 3.61m x 3.35m )

Double glazed window to front, central heating radiator, door to entrance hall.

### Bedroom Two

11' 11" x 10' 4" ( 3.63m x 3.15m )

Double glazed window to rear, central heating radiator, door to entrance hall.

### Office/Bedroom Three

9' 11" x 8' ( 3.02m x 2.44m )

Central heating radiator, door to entrance hall. Please note there is no window in the room.

### Bathroom

Double glazed window to side, panelled bath with shower over, wash hand basin, low flush toilet, door to entrance hall.

### Lower Level

Stairs to living area,

### Kitchen/ Utility

12' x 10' 11" ( 3.66m x 3.33m )

A range of base units, electric hob, oven, plumbing for washing machine, door to garden, door to wc with low flush wc, door to garage.

### Garage

17' 9" x 12' ( 5.41m x 3.66m )

Up and over door, power., door to kitchen/utility.

### Outside Front

Generous off road parking, spit over two levels with garden area either side.

### Outside Rear

Large well presented garden with lawned area, mature plants, trees and shrubs, large space offering potential for extension (subject to relevant permissions)

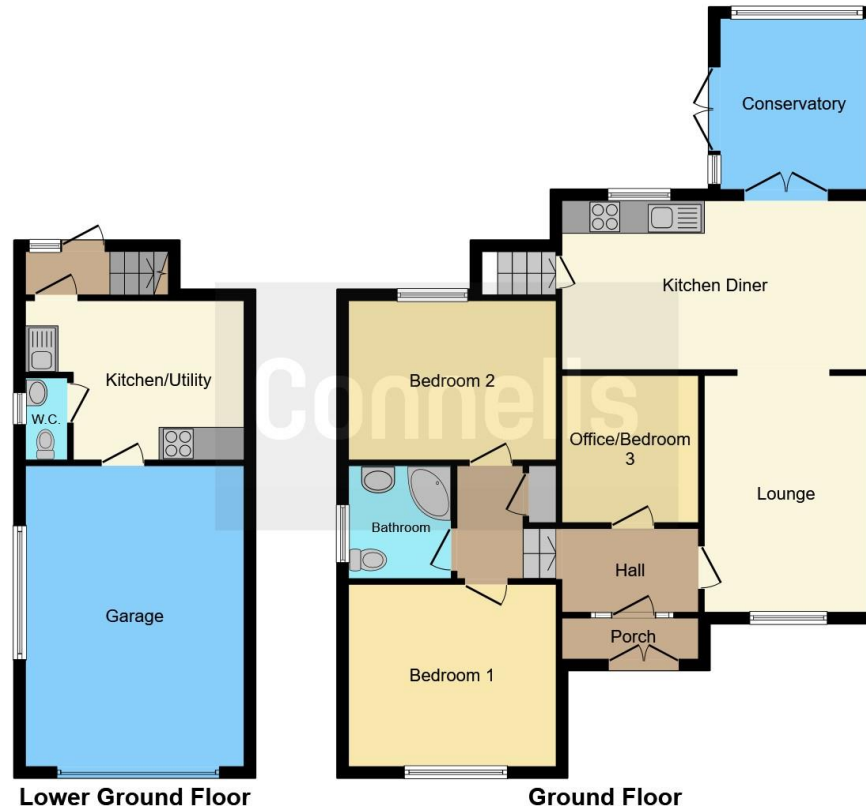
### Agents Note

Please note Office/Bedroom Three has no window. Please confirm the usage of this room before incurring any costs.









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

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH326239](http://connells.co.uk/Property/WVH326239)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH326239 - 0009