



Connells
connells.co.uk 01802 710 170
FOR SALE

Connells

Marlbrook Drive
Goldthorn Hill Wolverhampton



Property Description

Connells Wolverhampton bring to the market this fantastic three bedroom detached family property in a popular cul-de-sac location. This property would be suited to those looking to put their own mark on a property and should be viewed in order to appreciate.

The property currently comprises of entrance hall, lounge, dining room, kitchen with adjoining utility, conservatory and a downstairs wc. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally there is a garage, driveway and front and rear gardens.

Location And 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, close to sought after schools including The Royal School and easy access to Penn Hospital and Penn Common.

Entrance Hall

Door to side, stairs, door to lounge, door to downstairs wc.

Lounge

12' 9" x 11' 10" (3.89m x 3.61m)

Bow window to front, radiator, door to entrance hall, door to dining room.

Dining Room

8' 8" x 9' 1" (2.64m x 2.77m)

Door to lounge, sliding door to conservatory.

Conservatory

7' 4" x 18' 9" (2.24m x 5.71m)

Sliding door to dining room, glazed windows around.

Utility

8' x 7' 10" (2.44m x 2.39m)

Double glazed door and window to rear, door to garage.

Kitchen

11' 10" x 8' 8" (3.61m x 2.64m)

Range of wall and base units with integrated sink, space for fridge freezer, space for washer, space for cooker, door to entrance hall.



First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

12' 8" x 10' 9" (3.86m x 3.28m)

Double glazed window to front, fitted wardrobe, radiator, door to landing.

Bedroom Two

8' 10" x 9' 6" (2.69m x 2.90m)

Double glazed window to rear, fitted wardrobe, radiator, door to landing.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

Double glazed window to front, radiator, door to landing.

Family Bathroom

Double glazed window to rear, panelled bath, vanity sink, low flush toilet, door to landing.

Garage

17' 9" x 7' 9" (5.41m x 2.36m)

Up and over door and lighting.

Outside Front

Lawned area, driveway area.

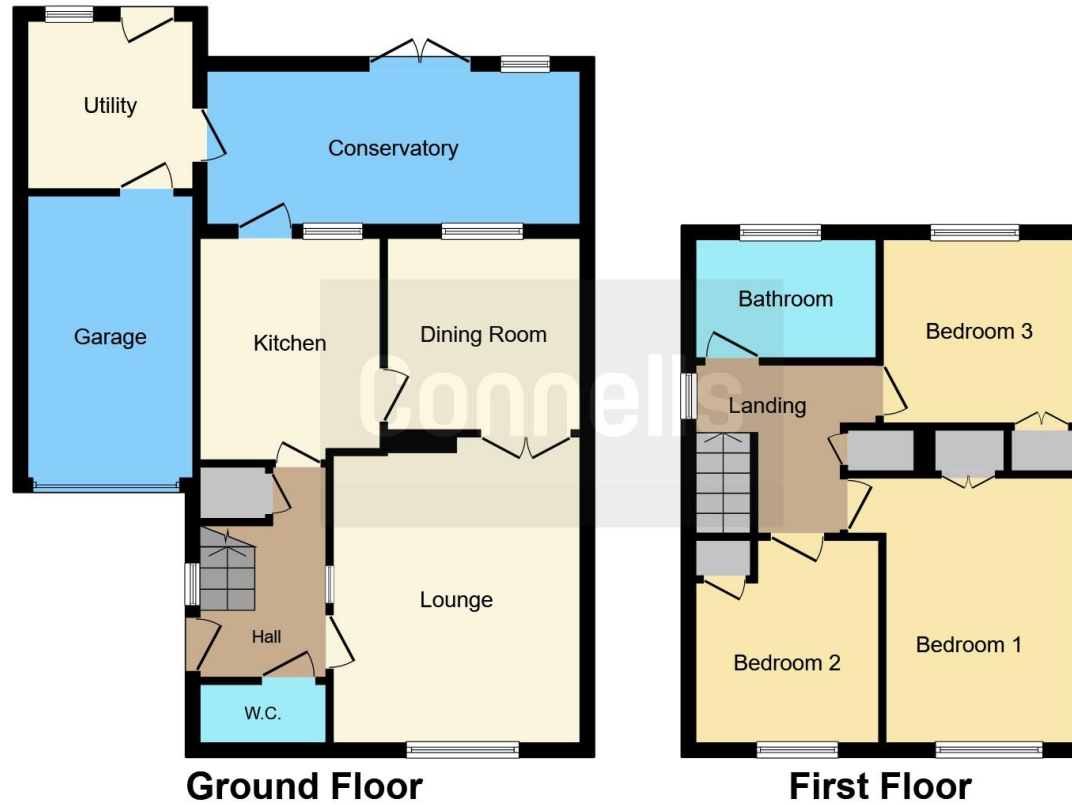
Outside Rear

Enclosed rear garden with a lawn area surrounded by a range of plants, trees and shrubs.









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH328018



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Property Ref: WVH328018 - 0005