



**Connells**

Crantock House Rosemary Crescent  
Goldthorn Park Wolverhampton

# Crantock House Rosemary Crescent Goldthorn Park Wolverhampton WV4 5BS

for sale offers in the region of  
**£450,000**



## Property Description

Connells Wolverhampton have the delight in bringing to the market this spacious and attractive four bedroom detached family property in the popular Goldthorn Park area.

Internally the property benefits from having an entrance porch, entrance hallway, family lounge area, separate extended entertainment style lounge, large open plan kitchen diner with adjoining utility room, ground floor wc. On the first floor there are four bedrooms, en-suite and a family bathroom.

Externally to the property there is a generous garage, large off road parking, side gated access and a well proportioned enclosed rear garden.

Viewing is highly recommended to fully appreciate the accommodation on offer.

## Location And Area

Set to the south of Wolverhampton City Centre placed in the Goldthorn Park area with numerous local parks and schools, easy access to Penn Common and Birmingham New Road.

## Entrance Porch

Double glazed door to front, door to entrance hall.

## Entrance Hall

Door to entrance porch, stairs access, door to various rooms.

## Lounge

12' x 11' 6" ( 3.66m x 3.51m )  
Double glazed bay window to front, radiator, door to entrance hall.

## Second Extended Lounge

21' x 11' 4" ( 6.40m x 3.45m )  
Double glazed French doors to rear, radiator, double glazed window to side, door to entrance hall.

## Kitchen

14' 8" x 16' 9" ( 4.47m x 5.11m )  
Double glazed window to rear, French doors to rear, range of wall and base units, integrated oven with a five ring gas burner, space for a dishwasher, space for a fridge freezer, space for a dining area with over head feature lighting, door to entrance hall, door to utility.

## Utility

6' 3" x 9' 8" ( 1.91m x 2.95m )  
Range of base units, plumbing for a washing machine as well as door to downstairs wc.

## Downstairs W.C

Low flush toilet.

## First Floor Landing

Doors to various rooms, stairs to entrance hall.

## Bedroom One

22' 3" x 9' 10" max ( 6.78m x 3.00m max )  
Double glazed window to front, radiator, door to landing, door to En-suite.

## En-Suite

Box back toilet, vanity sink, radiator, mixer shower in cubicle as well as underfloor heating solid wooden door to bedroom one.

## Bedroom Two

14' 1" x 11' 6" ( 4.29m x 3.51m )  
Double glazed window to front, radiator, door to landing.

## Bedroom Three

11' 8" x 11' 6" ( 3.56m x 3.51m )  
Double glazed window to rear, radiator, door to landing.

## Bedroom Four

9' x 6' 3" ( 2.74m x 1.91m )  
Double glazed window to front, radiator, door to landing.

## Family Bathroom

Double glazed window to rear, panelled bath, vanity sink and a box back toilet.

## Garage

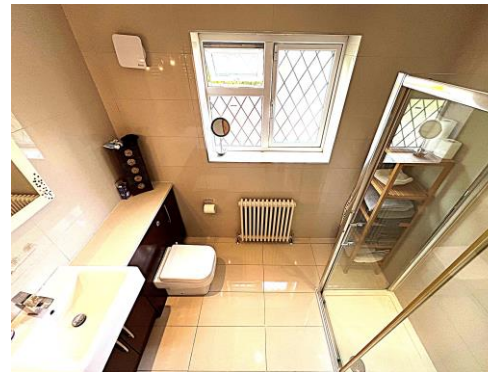
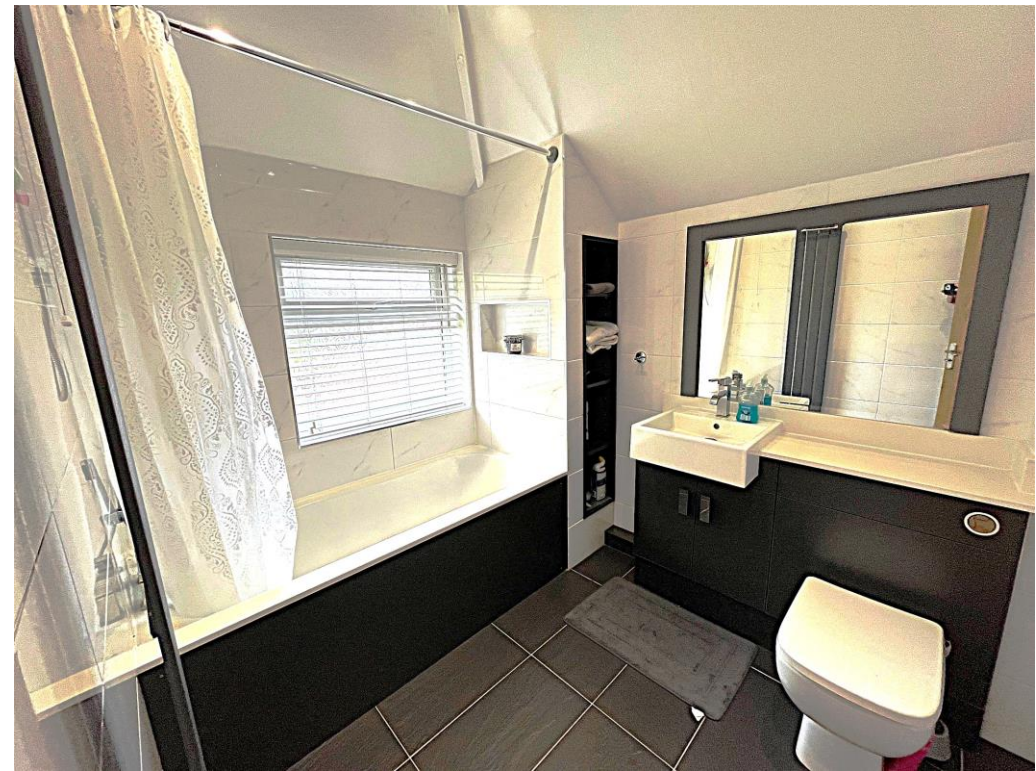
Door, door to utility area.

## Outside Front

Generous gravelled off road parking area, surrounded by brick built wall with an electric car charging point, side gated access leading to an enclosed rear garden.

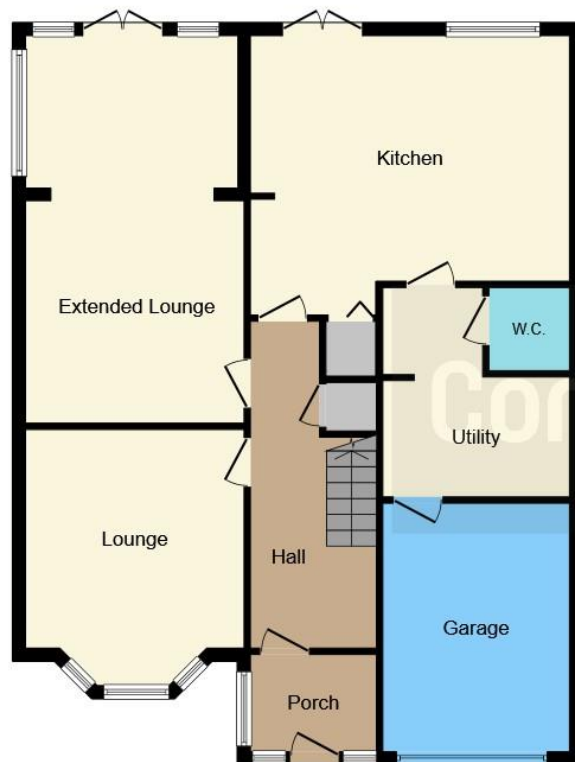
## Outside Rear

Enclosed rear garden with a range of panelled fencing, feature landscaping beds, stunning patio area, range of panelled fencing, additional lawned area.









**Ground Floor**



**First Floor**

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.

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**EPC Rating: D**

Tenure: Freehold

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