



Connells

Patricia Avenue
Goldthorn Park Wolverhampton

Patricia Avenue Goldthorn Park Wolverhampton WV4 5AQ

for sale offers over
£350,000



Property Description

Welcome to Patricia Avenue in Goldthorn Park, Wolverhampton! This extended four-bedroom semi-detached property offers a fantastic opportunity with no onward chain.

Upon entering, you'll find an inviting entrance hallway leading to three reception rooms and kitchen, providing ample space for relaxation and entertainment. Additionally, there is a convenient ground floor shower room for added convenience.

Moving to the first floor, you'll discover four generously sized bedrooms and a family bathroom, offering plenty of room for a growing family.

Outside, the property boasts off-road parking for several cars allowing for hassle-free parking arrangements and also benefits from a block paved rear garden which provides space for outdoor activities.

With its spacious layout and convenient location, Patricia Avenue is perfect for growing families seeking a welcoming home.

Location And Area

Located in the ever popular Goldthorn Park area of Wolverhampton this property sits in a fantastic location for access into Wolverhampton and further afield. Notably in the area there are many desirable schools and leisure facilities located nearby.

Approach

Set back from the roadside behind a block paved driveway

Entrance hall

Radiator, ceiling light point, stairs rising to the first floor and doors to various rooms

Front Reception Room

14' into bay x 12' (4.27m into bay x 3.66m)

Double glazed window to front elevation, panelled radiator and four fitted wall lights.

Extended Second Reception Room

21' max x 11' max (6.40m max x 3.35m max)

Currently used as a lounge and dining room with two ceiling light points, two radiators and double glazed French doors to the rear garden.

Third Reception Room

18' x 7' 1" (5.49m x 2.16m)

Currently used as a sitting room but has the potential to become a fifth bedroom, double glazed window to front elevation, radiator, wall mounted boiler and archway onto;

Ground Floor Shower Room

Shower cubicle, wash hand basin, low flush WC, heated towel rail, spotlights and double glazed window to side elevation.

Kitchen

17' x 16' (5.18m x 4.88m)

L-shaped kitchen with matching wall and base units and inset sink and drainer with mixer tap, extractor fan, radiator, pantry, spotlights, double glazed window to the rear and door to rear garden.

First Floor Landing

Loft access and doors to various rooms

Bedroom One

14' x 9' to wardrobe (4.27m x 2.74m to wardrobe)

Double glazed window to front elevation, three radiators, ceiling light point and fitted wardrobes.

Bedroom Two

12' x 9' to wardrobe (3.66m x 2.74m to wardrobe)

Double glazed window to rear elevation, ceiling light point and radiator.

Bedroom Three

16' max x 7' max (4.88m max x 2.13m max)

Two double glazed windows to front elevation, two ceiling light points, radiator and fitted wardrobes.

Bedroom Four

13' 10" x 7' 10" (4.22m x 2.39m)

Double glazed window to rear elevation, spotlights, radiator and fitted wardrobes.

First Floor Bathroom

Panelled bath, low flush WC, wash hand basin, radiator, ceiling light point and double glazed window to rear elevation.

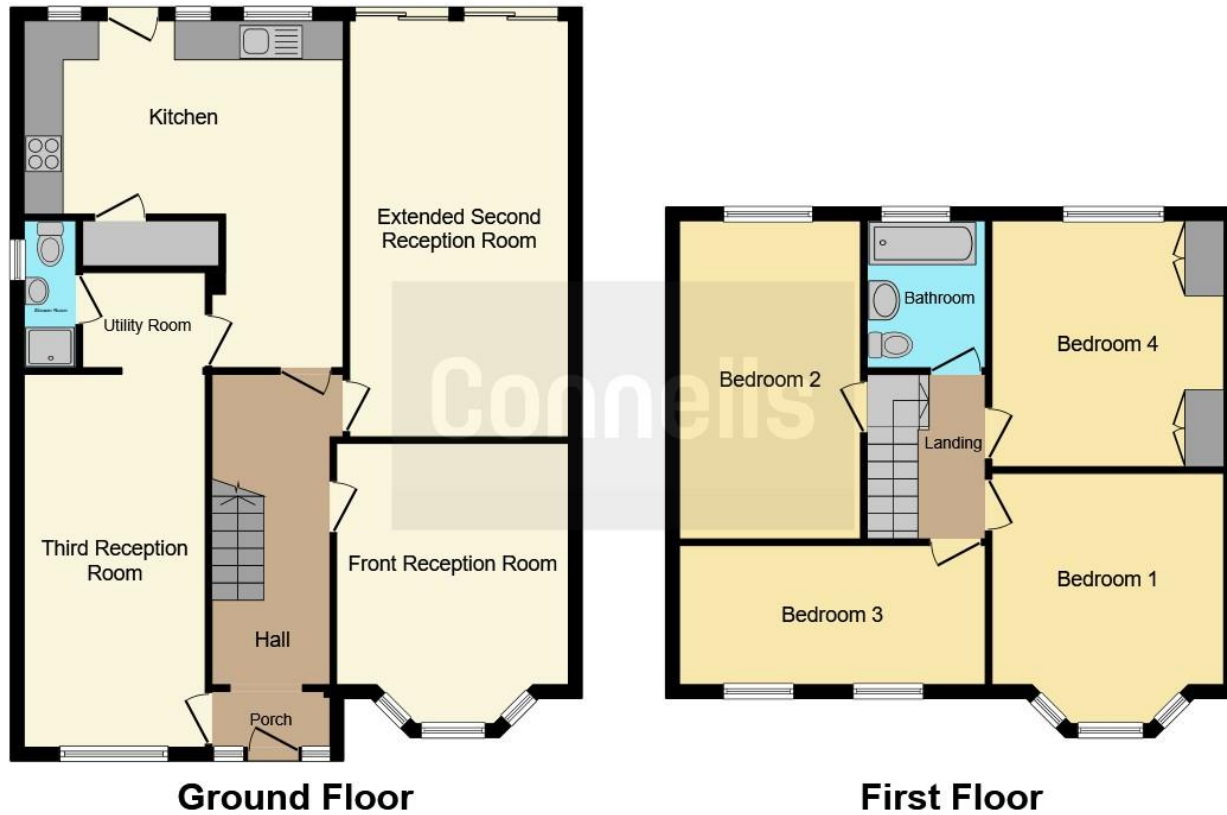
Outside Rear

Block paved rear garden with tap point.









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

view this property online connells.co.uk/Property/WVH325163

Tenure: Freehold



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Property Ref: WVH325163 - 0003