



Connells

Ward Road
Goldthorn Park Wolverhampton



Property Description

Connells Wolverhampton bring to the market this traditional three/four bedrooms extended family property. Internally the property has a generous layout and must be viewed in order to appreciate and benefiting from NO ONWARD CHAIN.

Internally the property has fantastic traditional layout and comprises of entrance porch, entrance hall, guest wc, lounge, extended sitting room/dining room, extended kitchen, wet room with wc and multi use room/potential Bedroom Four. To the first floor there are three bedrooms, family bathroom and separate wc. Externally there is a large tarmac driveway providing ample off road parking, garage and large rear garden (ideal for extension subject to necessary planning consents).

The Location & Area

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

Entrance Porch

Double glazed door to front, feature stained glass door to entrance hall.

Entrance Hall

Doors to various rooms, stairs access, door to downstairs wc.

Lounge

13' 5" x 11' 4" (4.09m x 3.45m)
Double glazed window to front, gas fire, central heating radiator, door to entrance hall.

Extended Sitting/ Dining Room

19' 7" x 11' 5" (5.97m x 3.48m)
Sliding double glazed door to rear, glazed window to kitchen, central heating radiator, gas fire, door to entrance hall.

Extended Kitchen

16' 5" x 7' 4" (5.00m x 2.24m)
Double glazed window to rear, a range of wall and base units, stainless steel drainer sink, space for washing machine, space for cooker, door to multi use room/potential Bedroom Four, door to entrance hall.

Downstairs Wc

Glazed window to side, low flush toilet, wash hand basin, door to

Multi Use Room/ Bedroom Four

17' 9" x 7' 7" (5.41m x 2.31m)

This room may be suitable for conversion to Bedroom Four, subject to necessary permissions. Door to downstairs wc, door to wet room, door to kitchen, door to garage.

Shower Room

Shower and low flush wc.

First Floor Landing

Glazed window to side, doors to various rooms.

Bedroom One

13' 9" x 11' 5" (4.19m x 3.48m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

12' x 10' 5" (3.66m x 3.17m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

7' 4" x 7' 5" (2.24m x 2.26m)

Double glazed window to front, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, airing cupboard housing boiler, door to first floor landing.

Separate Wc

Double glazed window to side, low flush toilet, door to first floor landing.

Outside Front

Large driveway to front providing off road parking.

Outside Rear

Extension possibilities subject to planning permission. Large lawned area with a range of fencing and mature plants trees and shrubs.

Garage

18' x 8' 5" (5.49m x 2.57m)

Double doors to front, door to multi use room/potential Bedroom Four.

Agents Note

Please note the multi use room would be potential Bedroom Four subject to necessary permissions and cannot be currently used as a bedroom.









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/WVH328243

Tenure: Freehold



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