



Connells

Himley Crescent
Goldthorn Wolverhampton



Property Description

Don't be deceived by this spacious three/four bedroom semi detached traditional bay fronted property. The property has been extended significantly by the current owners and must be viewed in order to appreciate the large internal space on offer. The multi use room, utility and downstairs shower room may be suitable for conversion to annex style accommodation, subject to necessary permissions and consents.

The property comprises entrance porch, entrance hall, lounge, sitting room, extended dining room, extended kitchen, utility, 23ft multi use room/potential Bedroom Four and downstairs shower room. To the first floor there are three well proportioned bedrooms and family bathroom. Externally there is a large driveway, garage and a good size enclosed rear garden.

The Location & Area

Located in the ever popular Goldthorn 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

Entrance Porch

Double glazed window to front, door to entrance hall.

Entrance Hall

Door to entrance hall, doors to various rooms.

Lounge

10' 9" x 11' 4" plus bay window (3.28m x 3.45m plus bay window)

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

Sitting Room

13' 3" x 10' 9" (4.04m x 3.28m)

Open to dining room, gas fire, door to entrance hall.

Dining Room

9' x 10' 1" (2.74m x 3.07m)

Double glazed sliding door to rear, central heating radiator, door to sitting room.

Kitchen

19' 9" x 7' 7" (6.02m x 2.31m)

Double glazed window to rear, a range of wall and base units, space for oven, extractor fan, stainless steel sink drainer sink, space for fridge freezer, door to utility, door to entrance hall.

Utility

13' 6" x 7' (4.11m x 2.13m)

Door to garage, door to kitchen, light, power, vanity unit, plumbing for washing machine, door to multi use room, door to downstairs shower room.

Downstairs Shower Room

Low flush toilet, central heating, shower cubicle with mixer shower, door to utility.

Multi Use Room

23' 3" x 8' 8" (7.09m x 2.64m)

Double glazed windows, door to utility.

First Floor Landing

Double glazed window to side, doors to various rooms.

Bedroom One

13' 8" into bay x 11' 5" (4.17m into bay x 3.48m)

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

Bedroom Two

13' 4" x 8' 8" (4.06m x 2.64m)

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

Bedroom Three

7' 8" x 6' 9" (2.34m x 2.06m)

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

Family Bathroom

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

Outside Front

Large tarmac driveway providing ample off road parking, small garden area.

Garage

17' 5" x 7' 6" max (5.31m x 2.29m max)

Double doors to front, power, light, door to utility.

Outside Rear

A good size low maintenance enclosed rear garden with lawned area, paved patio area, panelled fences, hedgerows, rear canopy style brick covering to rear.









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: Awaited

Tenure: Freehold

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