



Connells

Ward Road
Goldthorn Park Wolverhampton



Property Description

Connells Wolverhampton have the pleasure in bringing to the market this exceptionally large and spacious 5/6 bedroom semi-detached family property in the popular Goldthorn Park. Internally the property has been significantly improved by the current owners and must be viewed in order to fully appreciate.

The property currently comprises of an entrance porch, large entrance hall, lounge with feature bay window, separate extended entertainment style sitting room/ dining room, well proportioned modern fitted kitchen, downstairs shower room, multi-use ground floor room/ potential bedroom six and an integral garage. On the first floor there are five bedrooms and a separate family bathroom. Externally to the property there is a large driveway to front offering ample off road parking and a generously proportioned enclosed rear garden making this ideal for families.

Internal viewing is highly recommended to appreciate the accommodation on offer.

Location And 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, door to entrance hall.

Entrance Hall

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

Lounge

12' plus the bay x 12' into the recess (3.66m plus the bay x 3.66m into the recess)

Double glazed bay window to front, radiator, gas fire, door to entrance hall.

Extended Sitting/ Dining Room

21' 6" x 11' 4" (6.55m x 3.45m)

Double glazed door to rear, radiator, door to entrance hall.

Kitchen

18' x 7' 8" (5.49m x 2.34m)

Double glazed window to rear, door to potential bedroom 6/ multisuse room, range of wall and base units with an integrated one and a half stainless steel drainer sink, space for a cooker, plumbing for a washing machine, radiator, door to entrance hall.

Multi-use/ Potential Bed Six

12' 4" plus recess x 7' 11" (3.76m plus recess x 2.41m)

Double glazed door to garden, door to garage, door to downstairs shower room.



Downstairs Shower Room

Shower in a cubicle, pedestal sink, low flush toilet, door to multi-use room.

First Floor Landing

Doors to various rooms, loft access.

Bedroom One

14' 6" x 11' 10" (4.42m x 3.61m)

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

Bedroom Two

13' x 11' 10" (3.96m x 3.61m)

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

Bedroom Three

15' 8" x 7' 11" (4.78m x 2.41m)

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

Bedroom Four

8' 9" x 7' 10" (2.67m x 2.39m)

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

Bedroom Five

7' 5" x 7' 1" (2.26m x 2.16m)

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

Bathroom

P-shaped panelled bath with shower over, double glazed window to rear, vanity sink, low flush toilet, door to landing.

Garage

19' 2" x 7' 11" (5.84m x 2.41m)

Light and power, door to front, door to multi-use room. within the garage there are the storage controls for the solar panels.

Outside Front

Large driveway offering ample off road parking.

Outside Rear

Enclosed rear garden which is mostly lawned and surrounded by a range of panelled fencing.

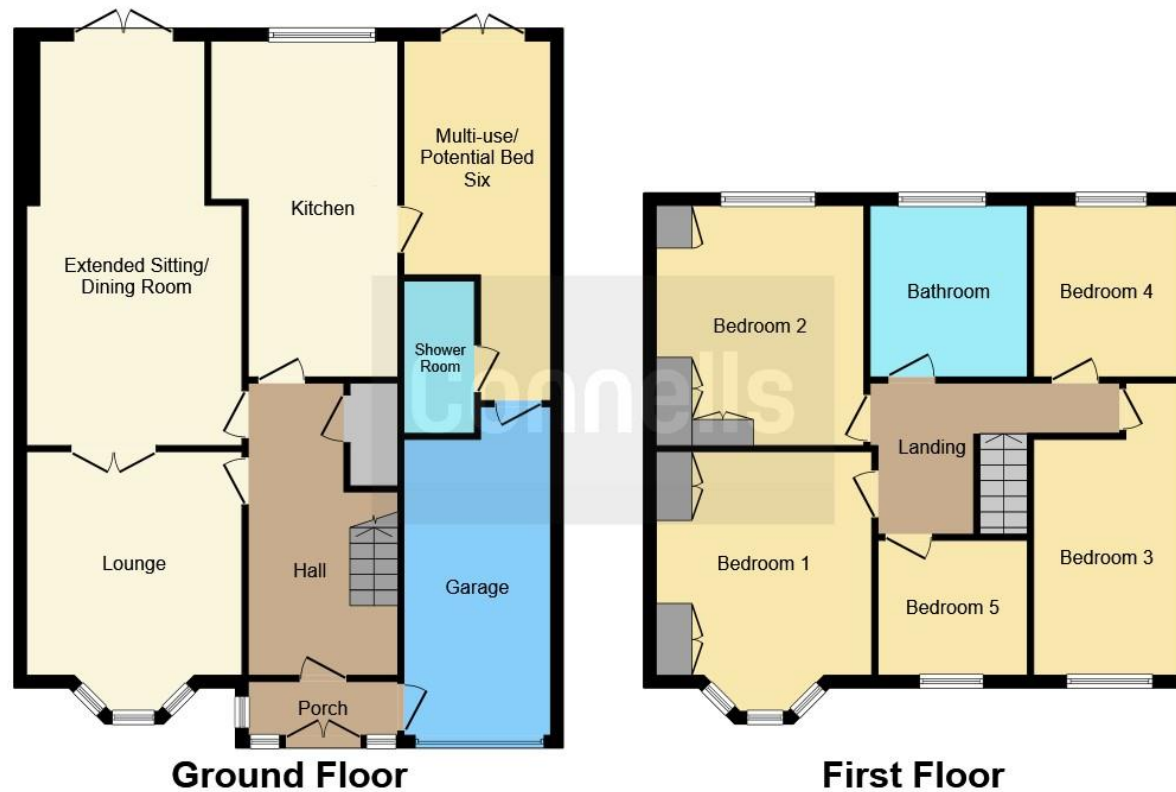
Agents Note

Please note this property has solar panels which the vendor has advised that they're owned.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

view this property online connells.co.uk/Property/WVH329105

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329105 - 0004