



**Connells**

Himley Crescent  
Goldthorn Park Wolverhampton



# Himley Crescent Goldthorn Park Wolverhampton WV4 5DE

for sale offers in excess of  
**£279,995**



## Property Description

Connells Wolverhampton have the delight of bringing to the market this extended traditional three bedroom semi detached family home in the popular Goldthorn Park area. Benefiting from NO ONWARD CHAIN viewing is highly recommended.

The property comprises of entrance porch, entrance hall, dining room, extended lounge, kitchen, three bedrooms and family shower room. Eternally there is a large driveway, garage and generous enclosed rear garden ideal for extending, subject to relevant permissions.

## 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 door to front, door to entrance hall.

## Entrance Hall

Doors to various rooms, stairs access, under stair storage cupboard.

## Dining Room

12' x 10' 3" ( 3.66m x 3.12m )

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

## Extended Lounge

12' 3" x 10' 4" ( 3.73m x 3.15m )

Double glazed sliding door to rear, central heating radiator, door to entrance hall.

## Kitchen

9' 5" x 6' 6" ( 2.87m x 1.98m )

Double glazed window to side, wall and base units, space for various appliances, inset sink, door to entrance hall.

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 8" x 10' 5" ( 3.86m x 3.17m )

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

## Bedroom Two

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

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

## Bedroom Three

8' 4" x 6' 6" ( 2.54m x 1.98m )

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

## Family Shower Room

Double glazed window to rear, pedestal sink, shower double with shower over, low flush toilet, central heating radiator, door to first floor landing.

## Garage

Up and over door to front, power, light.

## Outside Front

Large tarmac driveway providing ample off road parking.

## Outside Rear

Large enclosed rear garden which is mainly lawned, panelled fencing, plants, trees and shrubs.



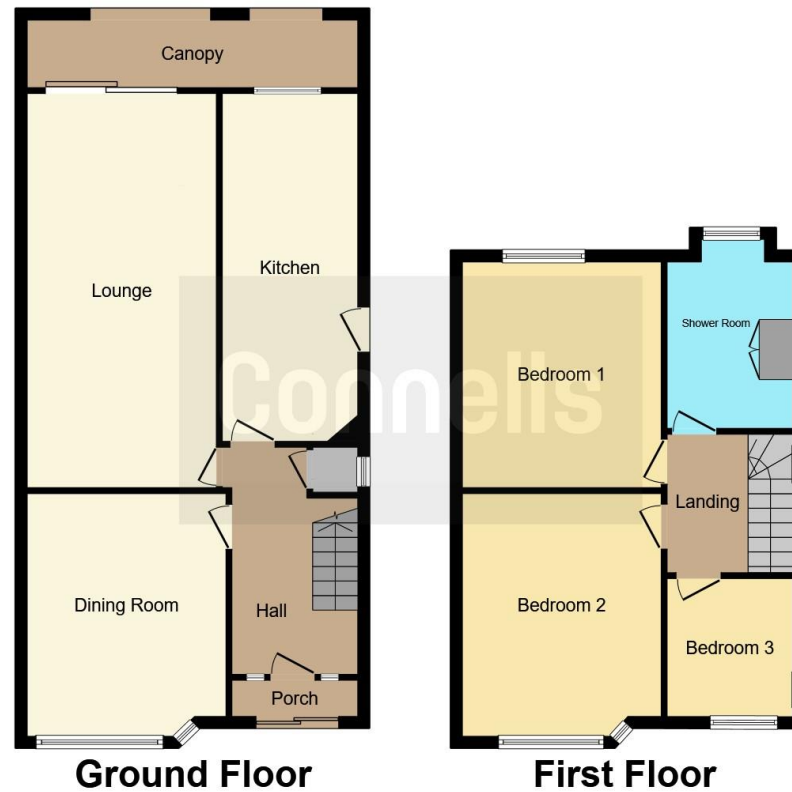












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

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Tenure: Freehold



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