



**Connells**

Ward Road  
Goldthorn Park Wolverhampton





### Property Description

Connells Wolverhampton are delighted to bring to the market this stunning and immaculately presented four/five bedroom semi detached family property in the popular Goldthorn Park. Internally the property has been maintained to an extremely high standard by the current Vendor and should be viewed in order to appreciate. Viewing is highly recommended to appreciate the condition of the property.

The property comprises of a large entrance hall, entertainment kitchen diner with adjoining utility, family lounge, study/Bedroom Five with adjoining shower room. On the first floor there are four bedrooms and family bathroom. Externally there is a large driveway providing ample off road parking and a good size enclosed rear garden with feature patio area.

### 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 Hall

Double glazed door to front, doors to various rooms, central heating radiator, feature handrail.

### Lounge

17' 10" x 10' 10" ( 5.44m x 3.30m )

Double glazed bay window to front with feature wooden shutters, recessed ceiling with feature spotlights, designer radiator, door to entrance hall.

### Entertainment Kitchen Diner

15' 1" x 19' 6" ( 4.60m x 5.94m )

Double glazed window to front, french doors to rear with fitted blinds, a range of stylish wall and base units with feature breakfast bar island with overhead lighting, space for dining table and chairs, designer radiator, a range of quality integrated appliances to include oven, microwave, extractor, stainless steel drainer sink, five ring gas burner hob, dishwasher, door to entrance hall, door to utility.

### Utility

10' 6" x 4' 9" ( 3.20m x 1.45m )

Double glazed window to rear, a range of wall and base units, plumbing for washing machine, dryer, spotlights, double glazed door to rear.

### Study/ Bedroom Five

15' 1" x 6' 3" ( 4.60m x 1.91m )

Double glazed window to front with fitted wooden shutters, designer radiator, tiled floor, door to entrance hall, a range fitted storage/office furniture. Please note this room has various usage options and could be used as Bedroom Five, subject to relevant permissions.

### Ground Floor Shower Room

Corner shower cubicle with mixer shower, vanity sink, low flush toilet, heated towel radiator, feature tiled walls and floor, door to Study/Bedroom Five.

### First Floor Landing

Doors to various rooms.

### Bedroom One

16' 1" x 10' 10" ( 4.90m x 3.30m )

Double glazed window to front with wooden shutters, fitted wardrobes, central heating radiator, door to first floor landing.

### Bedroom Two

13' 1" x 9' ( 3.99m x 2.74m )

Double glazed window to front with wooden shutters, fitted wardrobes, central heating radiator, door to first floor landing.

### Bedroom Three

11' 10" x 10' 2" ( 3.61m x 3.10m )

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

### Bedroom Four

14' 9" x 6' 3" ( 4.50m x 1.91m )

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

### Family Bathroom

Double glazed window to rear, feature designer bath, low flush toilet, vanity unit, corner shower cubicle with mixer shower, door to first floor landing.

### Outside Front

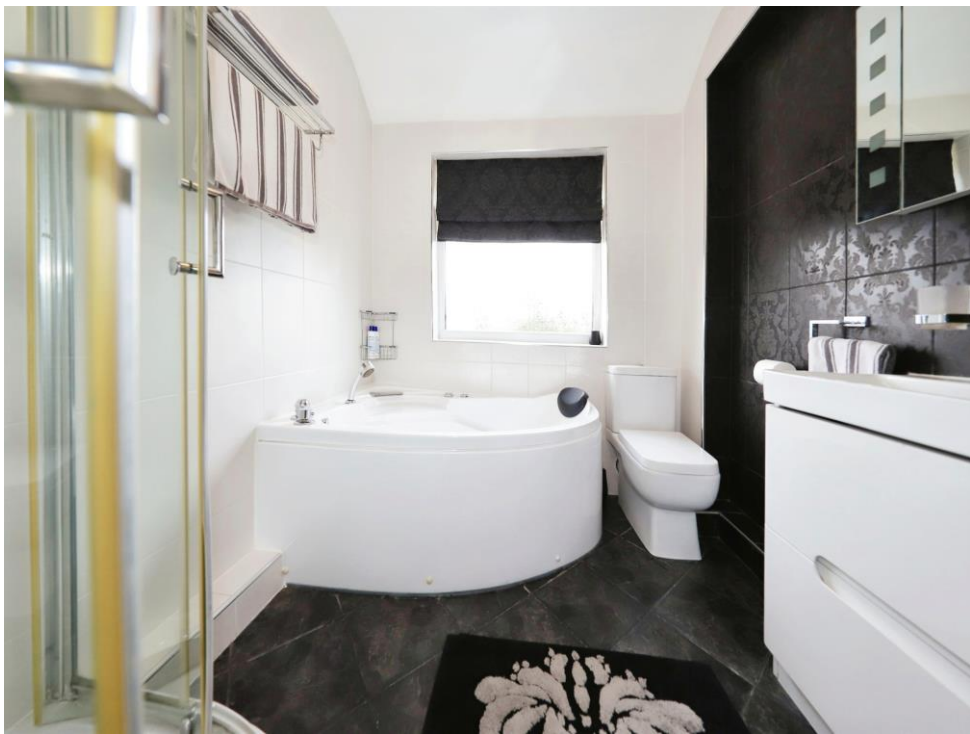
Large driveway providing ample off road parking, feature brick wall.

### Outside Rear

Large enclosed rear garden, panelled fences, feature paved patio and pathway areas, lawned area, planter beds.



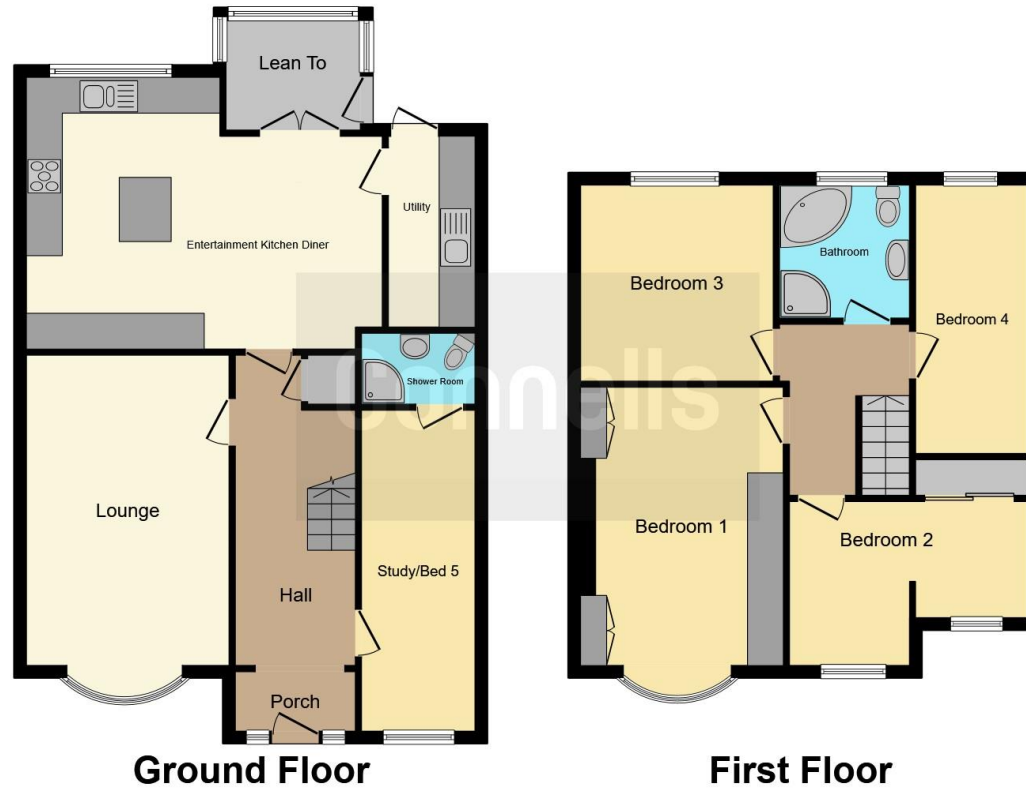












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH330550](http://connells.co.uk/Property/WVH330550)**



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