



Connells

Goldthorn Road
Penn Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this superb and extremely attractive three bedroom detached family property in a popular residential location. Benefiting from FAR REACHING VIEWS to rear as well as easy access to popular secondary schools this property must be viewed in order to fully appreciate.

The property comprises of an entrance hall, large entertainment style lounge, separate dining room/ potential bedroom four, kitchen with adjoining breakfast area, utility and a downstairs wc. On the first floor there are three well proportioned bedrooms, family bathroom and a separate wc.

Externally there is a garage, large driveway to front and an exceptionally large and spacious rear garden with large feature patio area.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated close to Wolverhampton Royal School, this property sits in the well located area of Blakenhall. The property offers fantastic access into Wolverhampton City Centre which offers a range leisure and shopping facilities. Also located in the immediate area are parks, schools, dentists, doctors, pharmacy's and other useful facilities.

Entrance Hall

Door to front, stairs access, doors to various rooms.

Lounge

20' x 11' (6.10m x 3.35m)

Double glazed window to front, french doors to rear, two radiators, door to entrance hall, gas fire.

Dining Room/ Bedroom Four

13' 1" x 13' 4" (3.99m x 4.06m)

Double glazed window to front, inglenook fireplace. radiator, traditional flooring, door to entrance hall.

Kitchen

12' x 9' 7" (3.66m x 2.92m)

Range of wall and base units, inset oven, hob, five ring gas burner, one and a half drainer sink, door to utility door to pantry..

Breakfast Room

10' 4" x 8' 3" (3.15m x 2.51m)

Sliding double glazed door to rear, door to utility.

Utility

Plumbing for various appliances, door to breakfast area, door to garage.

Downstairs Wc

Double glazed window to rear, low flush toilet, wash hand basin, door to breakfast area

First Floor Landing

Large galleried landing with large double glazed window with far reaching views to rear. doors to various rooms.

Bedroom One

10' 9" x 13' 9" (3.28m x 4.19m)

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

Bedroom Two

12' 4" x 8' 8" (3.76m x 2.64m)

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

Bedroom Three

13' 3" x 7' 2" (4.04m x 2.18m)

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

Family Bathroom

Double glazed window to front, double glazed window to side, p-shaped panelled bath with a waterfall shower over, heated towel rail, wash hand basin, feature tile, door to landing, extractor fan.

Separate Wc

Double glazed window to front, low flush toilet, feature tile, door to landing.

Garage

Door to front,

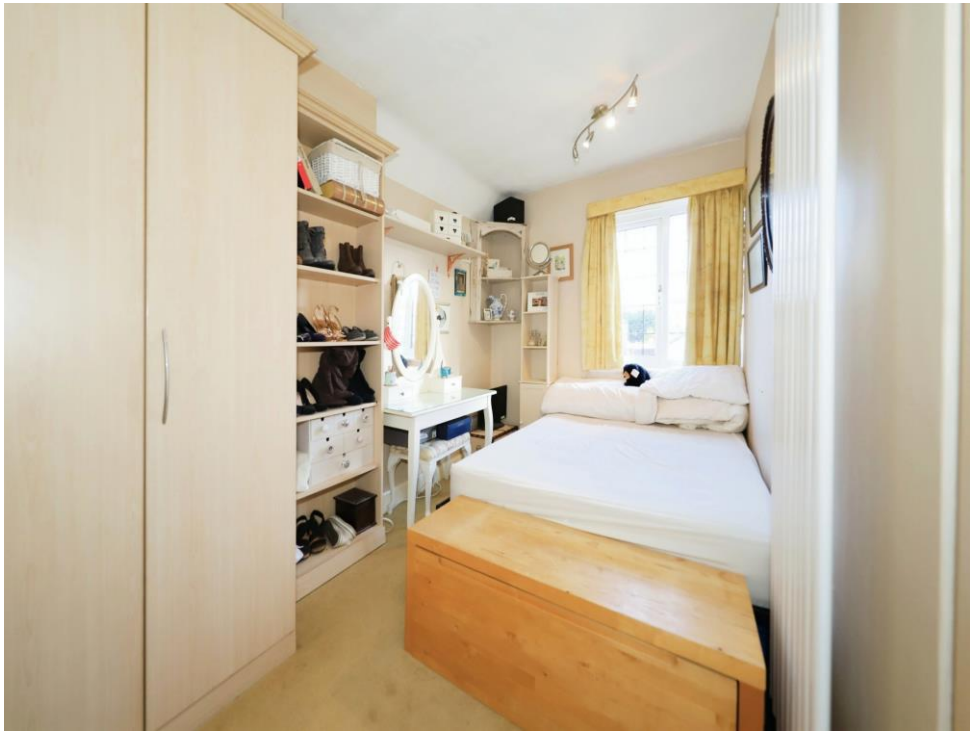
Outside Front

Large off road parking to front, offering ample off road car parking, side gated access.

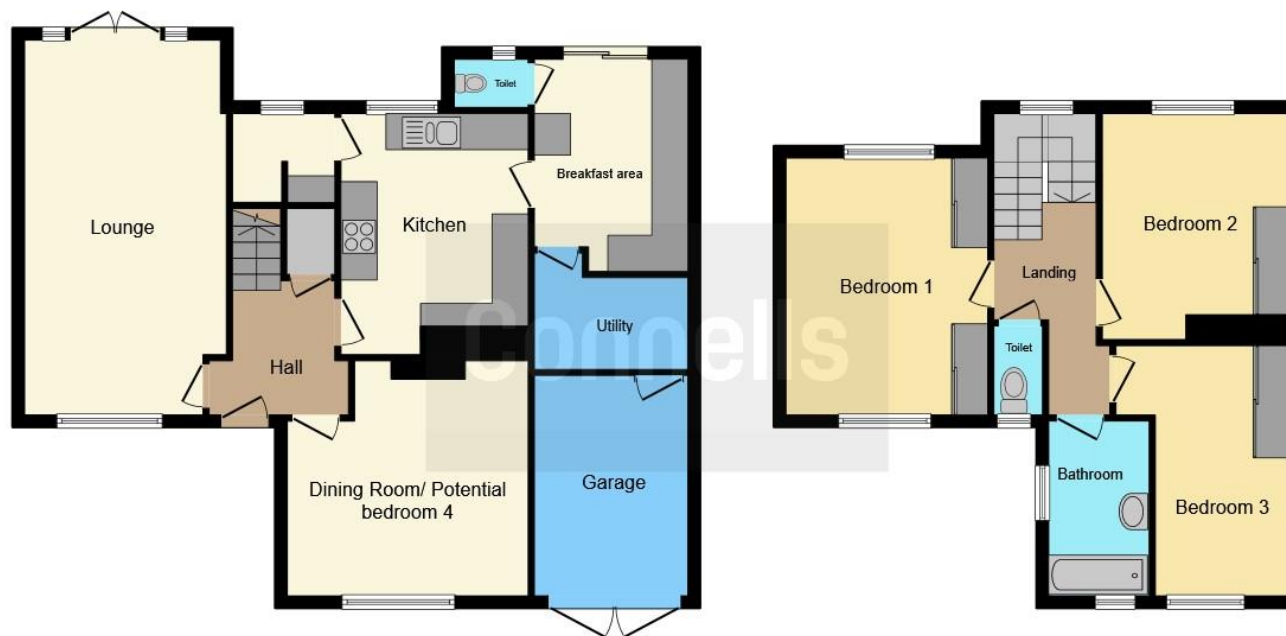
Outside Rear

Exceptionally large and spacious rear garden, large feature patio area, lawned area surrounded by a range of mature plants, tree and shrubs.









Ground Floor

First Floor

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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330691



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: WVH330691 - 0005