



Connells

Goldthorn Hill
Goldthorn Wolverhampton

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Goldthorn Wolverhampton WV2 4QB

for sale offers in excess of
£430,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to present Goldthorn Hill to the market. An exquisite and extended four-bedroom Victorian-style end town house located in the sought after area of Penn. This stunning property showcases a modern and stylish interior throughout, perfect for contemporary family living while retaining its classic charm.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The ground floor features a convenient WC, access to a cellar, a delightful front sitting room, and a spacious lounge/dining room, ideal for both relaxation and entertaining guests. The heart of the home is the impressive entertainment kitchen, complete with luxurious Quartz worktops, providing a perfect space for culinary creativity. Additional features on the ground floor include a practical utility room, a dedicated home office, and a versatile multi-use room currently being utilised as a gym. As you ascend to the first floor, you will discover four well-appointed bedrooms, including an ensuite bathroom for the main bedroom, alongside a stylish family bathroom. For added versatility, the property boasts a loft room that could serve as a fifth bedroom, subject to the necessary building regulations. Outside, the front of the property offers off-road parking for multiple vehicles, ensuring convenience for your family and guests. The beautifully landscaped rear garden provides a serene outdoor space.

Approach

Set back from the roadside behind a driveway for ample vehicles and steps leading up to the main accommodation.

Entrance Hall

Two ceiling light points, ceiling spotlights, two radiators, window to the side, stairs rising to the first floor and doors to the cellar, front sitting room, living / dining room and ground floor W.C.

Ground Floor W.C

Low flush W.C, wash hand basin, ceiling light point and radiator.

Sitting Room

13' 9" max x 13' 7" max (4.19m max x 4.14m max)

Double glazed window to the front, fitted cupboards, radiator and ceiling light point.

Lounge/ Dining Room

25' 1" max x 11' 11" max (7.65m max x 3.63m max)

Skylight window, ceiling spotlights, two radiators, ceiling light point, bespoke fitted shelving and cupboards and doors to the entrance hallway and utility.

Utility

Plumbing point for a washing machine, space for dryer, ceiling spotlights, radiator, door to the lounge/dining room and steps down to the entertainment kitchen.

Entertainment Kitchen

20' 6" max x 18' 10" max (6.25m max x 5.74m max)

Matching wall and base units with Quartz worktops, inset ceramic Belfast sink with mixer tap, 5 ring gas hob, integrated oven, grill and microwave, kitchen island with cupboards and pull out bins, integrated dishwasher, larder cupboard, two radiators, three skylight windows, two double glazed windows to the rear, ceiling light point and ceiling spotlights, underfloor heating, steps up to the utility, patio doors out to the rear garden and a further door to the office.

Office

12' x 6' (3.66m x 1.83m)

Fitted worktop, ceiling spotlights, radiator and doors to the entertainment kitchen and lobby.

Lobby

Fitted wardrobes, ceiling spotlights and doors to the office and gym.

Gym

19' 5" x 6' 10" (5.92m x 2.08m)

Double glazed window to the front, radiator, ceiling spotlights, ceiling light point and access to a loft space.

First Floor Landing

Ceiling light point, two radiators, ceiling spotlights, doors leading to all bedrooms and bathroom and stairs rising to a loft room.

Bedroom One

18' 9" x 13' 8" (5.71m x 4.17m)

Two double glazed windows to the front, two radiators, two ceiling light points, ceiling spotlights and doors to the landing and En-suite bathroom.

En-Suite

Freestanding bath with a freestanding tap and shower attachment, separate shower cubicle, heated towel rail, ceiling spotlights, access to the loft and a double glazed window to the front.

Bedroom Two

12' 8" x 11' 11" (3.86m x 3.63m)

Double glazed window to the rear, ceiling spotlights, radiator and a ceiling light point.

Bedroom Three

12' 4" x 8' 7" (3.76m x 2.62m)

Double glazed window to the rear, radiator and ceiling spotlights.

Bedroom Four

12' 11" x 6' 9" (3.94m x 2.06m)

Double glazed window to the rear, ceiling spotlights and radiator.

Bathroom

Corner bath tub, low flush wc, separate shower cubicle, partly tiled walls, heated towel rail, ceiling spotlights, extractor fan and double glazed window to the side.

Loft Area

Restricted head height, ceiling light point, eve storage space and a skylight window.

Outside Rear

Entertainment Paved patio area with a double socket point, steps up to a lawn.









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

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EPC Rating: D

Tenure: Freehold

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