



Connells

Hornby Road
Goldthorn Park Wolverhampton

Hornby Road Goldthorn Park Wolverhampton WV4 5EY

for sale
£425,000



Property Description

Connells Wolverhampton are delighted to bring to the market this significantly extended and improved four bedroom semi detached family property in the popular Goldthorn Park area. This property must be viewed in order to appreciate.

The property comprises of entrance porch, entrance hall, lounge, large extended reception room wood burner, kitchen, dining room and downstairs wc. To the first floor there are four bedrooms, en-suite shower room and family bathroom. Externally there is a garage to side, large concrete driveway, rear garden with brick built outbuilding.

The Location & Area

Situated in a popular location, this property sits within easy access to Wolverhampton and Dudley via the Dudley Road or Penn Road. Located nearby are a range of schools, parks along with shops, restaurants, bars and other leisure facilities.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, doors to various rooms, central heating radiator, understair storage, stairs to first floor landing.

Lounge

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

Extended Reception Room

22' 8" x 10' 8" max (6.91m x 3.25m max)

Double glazed French doors to rear with feature spotlights, feature wood burner, door to entrance hall.

Entertainment Style Kitchen

18' 9" x 7' 9" (5.71m x 2.36m)

A range of wall and base units with roll top work surfaces, inset oven, hob and extractor, feature spotlights, door to entrance hall, opening to dining room.

Dining Room

14' 9" x 8' 9" (4.50m x 2.67m)

French doors, central heating radiator, tiled floor, spotlights, door to downstairs wc.

Downstairs Wc

Low flush toilet, wash hand basin, heated towel rail, extractor, door to dining room.

First Floor Landing

Doors to various rooms.

Bedroom One

22' 5" x 9' (6.83m x 2.74m)

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

En-Suite

Double glazed window to rear, low flush toilet, vanity unit, shower cubicle with feature spotlights, extractor fan, door to Bedroom One.

Bedroom Two

13' 9" x 9' 5" (4.19m x 2.87m)

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

Bedroom Three

12' 7" x 10' 9" (3.84m x 3.28m)

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

Bedroom Four

8' 3" x 8' 1" (2.51m x 2.46m)

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

Family Bathroom

Double glazed window to rear, panelled bath with shower over, inset vanity sink, low flush toilet, feature wall and floor tiles, extractor, spotlights, design mirror, central heating radiator, door to first floor landing.

Outside Front

Large concrete print driveway area providing ample off road parking with dwarf wall.

Outside Rear

Large enclosed rear garden with lawned area, paved pathway leading to brick built outbuilding.

Outbuilding

Double glazed door to front, double glazed window to front.









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

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EPC Rating: C

Tenure: Freehold

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