



Connells

Rosemary Crescent West
Goldthorn Park Wolverhampton

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for sale offers in the region of
£290,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch welcome Rosemary Crescent West to the market. An extended and traditional three-bedroom semi-detached family home nestled in the sought-after area of Goldthorn Park with no onward chain.

As you enter, you are greeted by a porch that leads to the entrance hallway, setting the tone for the home's welcoming ambiance. The ground floor features a dining room to the front and a spacious extended lounge, perfect for entertaining or relaxing with the family. The kitchen is also extended and has potential to suit a families needs. Completing the ground floor is a utility room along with a garage for additional parking or storage options. Venturing upstairs, you will discover three bedrooms, offering plenty of space for a growing family or guests and a family bathroom. Outside, the property boasts a paved driveway at the front, offering ample parking space for vehicles along with a pleasant front garden. One of the highlights of this family home is the rear of the home presenting a generously sized and enclosed garden, providing an ideal space for relaxation or outdoor activities.

Don't miss the opportunity to call this lovely property your new home in Goldthorn Park. Call the Connells Wolverhampton branch today to book your viewing.

The Location & Area

The property has easy access to A449 and the Birmingham New Road for commuting links whilst being only a short distance from Wolverhampton City centre. There is also a wide range of schools available such as Colton Hills Community College and Goldthorn Park Junior and Infant School.

Approach

Set back from the roadside behind a driveway for ample vehicles alongside a front lawn.

Entrance Porch

Door to the entrance hallway.

Entrance Hall

Ceiling light point, stained glass window to the front, radiator, storage cupboard, stairs rising to the first floor and doors leading to the dining room, extended lounge and extended kitchen.

Dining Room

13' 10" x 10' 10" (4.22m x 3.30m)

Double glazed window to the front, four wall lights, gas fireplace and radiator.

Extended Kitchen

16' 7" x 7' 4" (5.05m x 2.24m)

Matching wall and base units with composite one and a half sink and drainer with mixer tap, integrated dishwasher, space for fridge, pantry cupboard with window to side, two ceiling light points, a double glazed window to the rear and doors to the entrance hallway and utility.

Utility

10' 9" x 7' 2" (3.28m x 2.18m)

Double glazed window to the rear, ceiling light point, plumbing point for washing machine, double sink with mixer tap, and doors to the kitchen, garage and rear garden

Extended Lounge

19' 10" max x 10' 10" max (6.05m max x 3.30m max)

Double glazed window to the rear, four wall lights, radiator and gas fireplace.

First Floor Landing

Double glazed window to the side, loft access and ceiling light point.

Bedroom One

14' 5" max x 10' 10" max (4.39m max x 3.30m max)

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

Bedroom Two

10' 10" into wardrobe x 11' 10" max (3.30m into wardrobe x 3.61m max)

Double glazed window to the rear, ceiling light point, fitted wardrobes and radiator.

Bedroom Three

7' 5" x 7' 7" (2.26m x 2.31m)

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

Bathroom

Panelled bath with shower over, vanity wash hand basin, low flush WC, partly tiled walls, radiator, ceiling light point, cupboard housing the wall mounted boiler and double glazed windows to the side and rear.

Outside Rear

Paved patio area with central path, lawn and mature trees.

Garage

21' 10" x 10' 9" (6.65m x 3.28m)

Up and over garage door, two ceiling light points, tap point, door to the utility and a window to the side.

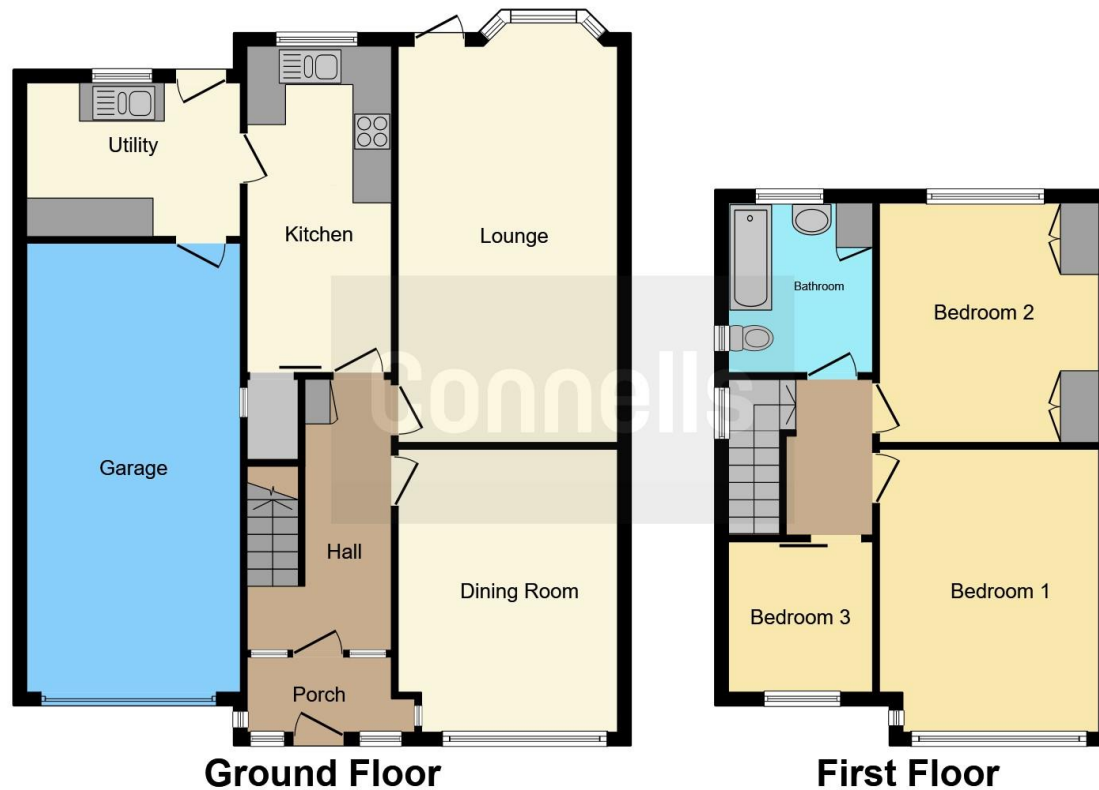
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly. The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331147



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