



**Connells**

Park Street South  
Blakenhall Wolverhampton



### Property Description

Connells Wolverhampton have the delight of bringing to the market this exceptionally large and spacious three/ four bedroom villa style character property. Befitting from having an abundance of internal space this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, large lounge, dining room/ bedroom four, breakfast room, boot room, kitchen. On the first floor there are three double bedrooms and a family bathroom. Externally there is a gardeners utility and a gardeners wc as well as a storage area. There is an enclosed rear garden surrounded by a range of fencing, walling and side shared access.

### Location And Area

Set to the south of Wolverhampton City Centre just off Goldthorn Hill within walking distance of Goldthorn Medical Centre, approximately one and half miles away from both West Park and Penn Hospitals, and approximately one and half miles away from Wolverhampton Rail Station, close to local shops and amenities.

### Entrance Porch

Open to front, feature tiles, door to entrance hall.

### Entrance Hall

Feature minton tiled flooring, radiator, composite door to front, understairs storage, stairs access, doors to various rooms.

### Lounge

13' 3" x 12' 9" ( 4.04m x 3.89m )  
Double glazed bay window to front, radiator, feature open fire, door to entrance hall.

### Dining Room/ Bedroom Four

12' 1" x 11' 6" ( 3.68m x 3.51m )  
Double glazed window to rear, radiator, feature fire, door to entrance hall.

### Boot Room

5' 11" x 8' 3" ( 1.80m x 2.51m )  
Radiator, double glazed door to side, door to breakfast room, door to entrance hall.

### Breakfast Room

10' 3" x 10' 10" ( 3.12m x 3.30m )  
Double glazed window to side, radiator, door to boot room, door to kitchen, fitted storage cupboard, door to pantry cupboard.

### **Kitchen**

6' 8" x 10' 9" ( 2.03m x 3.28m )

Double glazed window to side, double glazed door to rear, range of wall and base units with an inset oven, hob and extractor.

### **Gardeners Utility**

Plumbing for a washing machine

### **Gardeners Wc**

low flush wc.

### **First Floor Landing**

Doors to various rooms.

### **Bedroom One**

13' 6" x 15' 11" ( 4.11m x 4.85m )

Two double glazed windows to front, radiator, door to landing.

### **Bedroom Two**

12' x 15' 7" ( 3.66m x 4.75m )

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

### **Bedroom Three**

11' 9" x 10' 10" ( 3.58m x 3.30m )

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

### **Family Bathroom**

Low flush toilet, panelled bath with a water fall shower over, pedestal sink, radiator, double glazed window to side, door to landing

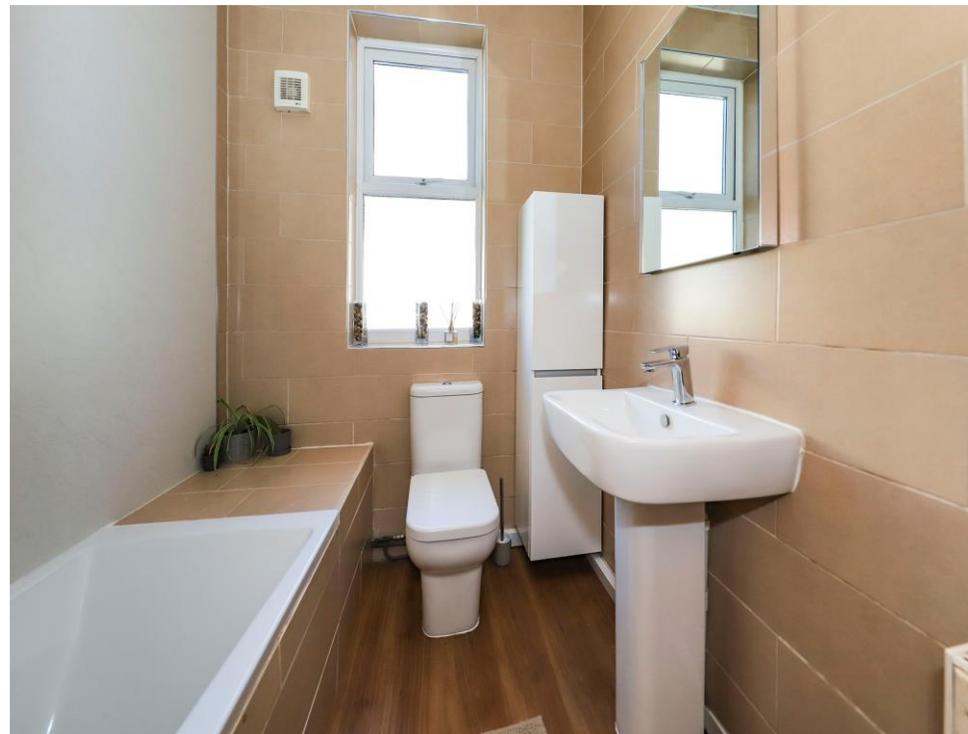
### **Outside Front**

Courtyard style garden to front, side shared access.

### **Outside Rear**

Block paved courtyard area, leading to a lawned garden area surrounded by a range of panelled fencing, plants, trees and shrubs.









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: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331703](http://connells.co.uk/Property/WVH331703)**



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