



Connells

Patricia Avenue
Goldthorn Hill Wolverhampton

Patricia Avenue Goldthorn Hill Wolverhampton WV4 5AQ

for sale offers over
£299,950



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this EXTENDED & TRADITIONAL THREE BEDROOM DETACHED FAMILY HOME situated in the sought after area of Goldthorn Park and boasts NO ONWARD CHAIN.

As you enter through the porch, you're greeted by an inviting entrance hallway which leads you to a spacious through lounge / dining room and a well appointed kitchen. To the rear of the property is a convenient utility area and also comes with the added benefit of having a ground floor WC. Heading upstairs, you'll find three bedrooms and a family bathroom. Outside this property has a driveway for multiple vehicles and boasts a garage for additional parking or storage space. To the rear of the home is a generously sized rear garden for the family to enjoy.

This property would be suitable for first time buyers, investors or those seeking a project. Don't miss the opportunity to put your own stamp on this traditional family home. Call the Connells Wolverhampton branch today to book your viewing.

The Location & Area

Located in the ever popular Goldthorn Park area of Wolverhampton this property sits in a fantastic location for access into Wolverhampton and further afield. Notably in the area there are many desirable schools and leisure facilities located nearby.

Approach

Set back from the roadside behind hedging, off road parking, door to main accommodation, side gate.

Entrance Porch

Door to entrance hall.

Entrance Hall

Door to porch, stained glass windows to front, storage cupboard with window to side, central heating radiator, stairs rising to first floor, ceiling light point, doors to through lounge dining room and kitchen.

Lounge/ Dining Room

26' 4" max x 11' max (8.03m max x 3.35m max)

Double glazed window to front, ceiling rose with light point, patio door, wall lights, double glazed window to rear, electric fireplace, two central heating radiators, patio doors to rear garden.

Kitchen

10' 10" max x 7' 9" max (3.30m max x 2.36m max)

Matching wall and base units, stainless steel double sink with drainer, integrated electric oven, four ring gas hob, extractor hood, part tiled walls, central heating radiator, double glazed window to side, doors to hall and utility.

Utility

Double glazed window to side, wall mounted boiler, ceiling light point, doors to kitchen, ground floor wc and rear garden.



Ground Floor Wc

Low flush wc, wall mounted electric heater, extractor fan, double glazed window to rear.

First Floor Landing

Stained glass window to side with secondary glazing, ceiling light point, doors to all bedrooms and bathroom.

Bedroom One

13' 3" into bay x 11' 5" max (4.04m into bay x 3.48m max)

Double glazed window to front, two central heating radiators, ceiling light point.

Bedroom Two

13' x 10' 10" (3.96m x 3.30m)

Double glazed window to rear, fitted cupboard, central heating radiator, two wall lights, ceiling light point.

Bedroom Three

8' 4" x 7' (2.54m x 2.13m)

Double glazed window to front, central heating radiator, ceiling light point.

Bathroom

Corner bath tub with separate shower cubicle, low flush wc, wash hand basin, spotlights, central heating radiator, two double glazed windows to rear and side, loft access.

Outside Rear

Paved patio, lawn, timber fencing, mature trees, two timber sheds, side gate, outside tap, door to garage.

Garage

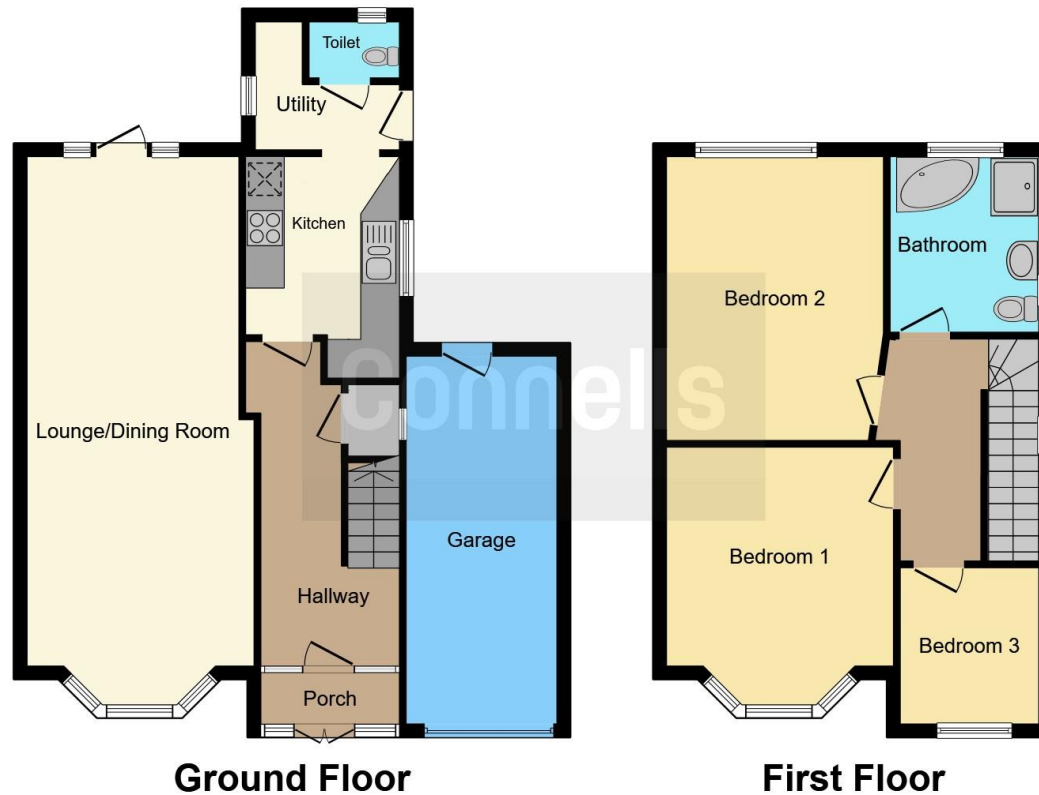
16' 5" x 9' 3" (5.00m x 2.82m)

Up and over door, lighting, power.









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: E

Tenure: Freehold

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