



Connells

Ward Road
Goldthorn Wolverhampton

Ward Road Goldthorn Wolverhampton WV4 5DL

for sale offers in the region of
£400,000



Property Description

Connells Wolverhampton have the delight to bring to the market this chain free and highly deceptive five bedroom semi-detached family property in a popular residential location. Benefiting from a large amount of living accommodation this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge with feature bay window, sitting room, dining room, fitted kitchen, ground floor shower room and conservatory. On the first floor there are a selection of five bedrooms, en-suite and a family bathroom.

Externally the property benefits from off road parking to front, generous rear garden and a garage.

Location And Area

The property has easy access to the A449 and the Birmingham New Road for commuting links, whilst being only a short distance from Wolverhampton City Centre, there is also a wide variety of schools available.

Entrance Porch

Double glazed door to front, door to hall.

Entrance Hall

Door to front, central heated radiator, doors to various rooms, under stairs storage cupboard, stairs to first floor.

Lounge

14' 7" into bay x 11' 9" (4.45m into bay x 3.58m)

Double glazed bay window to front, radiator, door to entrance hall.

Sitting Room

11' 5" into recess x 11' 5" (3.48m into recess x 3.48m)

Door to conservatory, radiator, door to entrance hall.

Dining Room

12' 9" x 8' 9" into recess (3.89m x 2.67m into recess)

Double glazed window to rear, door to entrance hall, door to garden, door to kitchen.

Fitted Kitchen

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window to rear, fitted kitchen with a selection wall and base units, tiled splashback, two bowl drainer sinks, space for a cooker, space for a fridge freezer, plumbing for a dishwasher, door to inner entrance hall, door to dining room.

Inner Entrance Hall

Door to kitchen, door to shower room.

Shower Room

Shower in a cubicle, low flush toilet, pedestal sink, door to inner entrance hall.

First Floor Landing

Doors to various rooms, stairs to entrance hall.

Bedroom One

17' 7" x 10' 3" (5.36m x 3.12m)

Double glazed window to side, radiator, door to landing, door to en-suite.

En-Suite

Double glazed window to rear, corner bath with mixer taps, low flush wc, pedestal sink, door to bedroom.

Bedroom Two

14' 7" into bay x 11' 9" into recess (4.45m into bay x 3.58m into recess)

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

Bedroom Three

11' 5" max x 11' 4" max (3.48m max x 3.45m max)

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

Bedroom Four

13' 1" max x 11' 1" max (3.99m max x 3.38m max)

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

Bedroom Five

8' 6" x 6' 7" (2.59m x 2.01m)

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

Family Bathroom

Double glazed window to rear, corner bath, tiled walls, vanity sink, bidet, radiator, door to landing.

Garage

21' 7" x 11' 2" (6.58m x 3.40m)

Door to front, power, lighting, door to inner entrance hall.

Outside Front

Off road parking area.

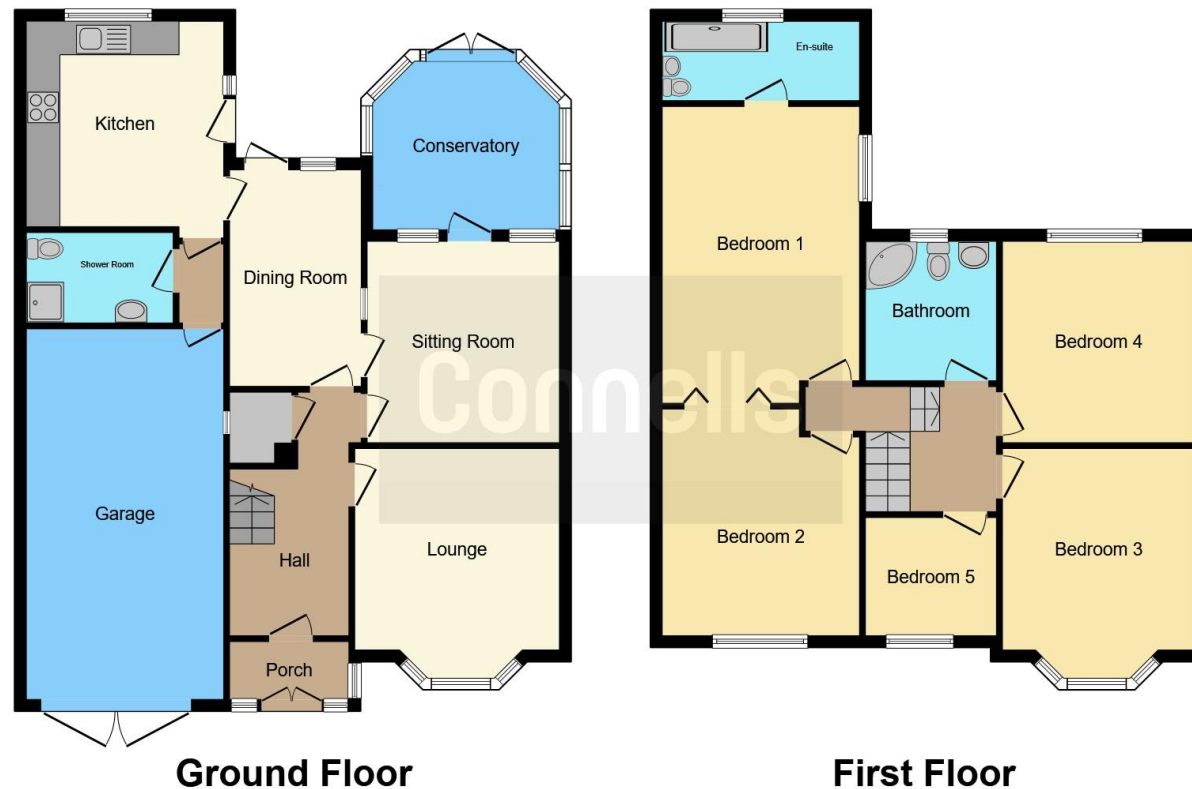
Outside Rear

Generous rear garden with a paved patio area and a lawned garden area.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

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