



**Connells**

Elizabeth Avenue  
Goldthorn Wolverhampton



# Elizabeth Avenue Goldthorn Wolverhampton WV4 5BD

for sale offers in the region of  
**£325,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE three bedroom detached family property sitting on a large corner plot. Offering lots of space for improvement and modernisations, this would make an ideal family property. The property offers fantastic potential for extension, subject to relevant permissions and neighbouring properties proudly display the amount of potential this style of property offers. Viewing is highly recommended

The property comprises entrance porch, entrance hall, lounge, dining room, kitchen and downstairs wc. On the first floor there three spacious bedrooms and family bathroom. Externally there are front, side and rear garden as well as garage to rear and driveway.

## The Location & Area

Set just off Goldthorn Hill this property is within striking distance of highly regarded local schools and is convenient for all local amenities. The A449 is ideal for commuting to Wolverhampton, Kidderminster and Stourbridge.

## Entrance Porch

Door to front, door to entrance hall.

## Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms.

## Lounge

11' 9" x 13' 9" ( 3.58m x 4.19m )

Double glazed window to front and side, central heating radiator, door to dining room, door to entrance hall.

## Dining Room

11' 8" x 8' 9" ( 3.56m x 2.67m )

Double glazed window to side, door to lounge, door to kitchen, central heating radiator.

## Kitchen

12' 8" x 8' 11" ( 3.86m x 2.72m )

Double glazed to rear, central heating radiator, a range of wall and base units, one and half stainless steel drainer sink, plumbing for washing machine, space for cooker, door to rear hall.

## Rear Hall

Door to rear garden, door to downstairs wc.



### Downstairs Wc

Double glazed window to rear, low flush toilet, door to rear hall.

### First Floor Landing

Double glazed window to side, loft access which is boarded, doors to various rooms.

### Bedroom One

14' 3" x 12' ( 4.34m x 3.66m )

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

### Bedroom Two

12' 8" x 10' 9" ( 3.86m x 3.28m )

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

### Bedroom Three

9' 1" x 8' 7" ( 2.77m x 2.62m )

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

### Family Bathroom

Double glazed window to side, panelled bath, low flush toilet, pedestal sink central heating radiator, door to first floor landing.

### Garage

Up and over door to front, electric car charger point, door to garden.

### Outside Front & Side

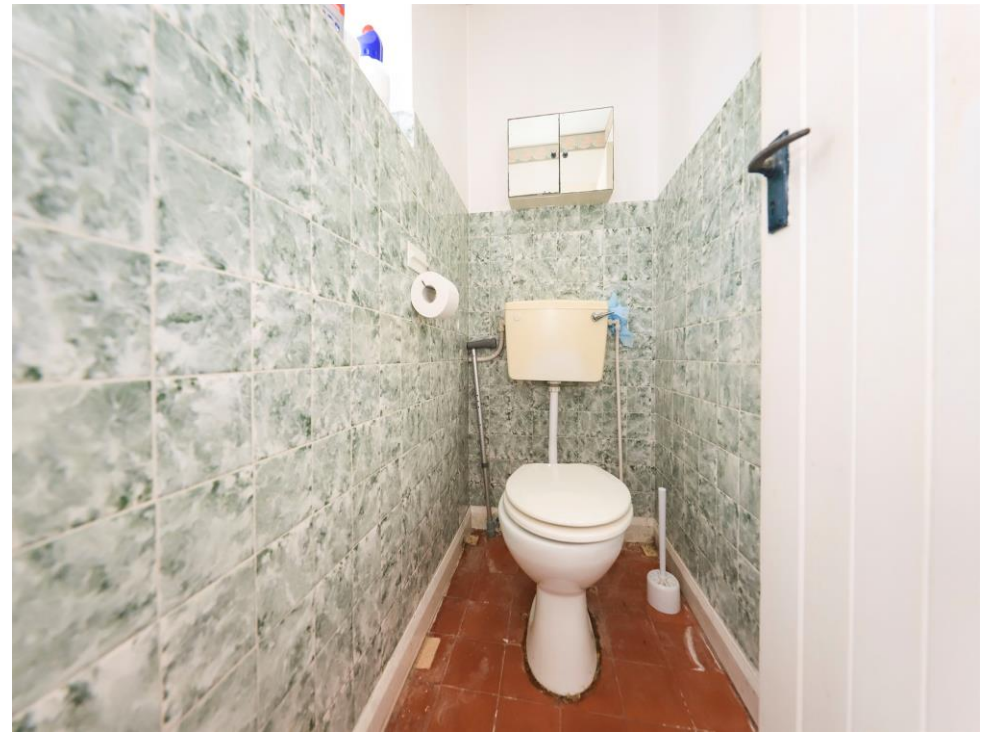
Lawned garden, small wall.

### Outside Rear

Enclosed garden with large brick wall, gated access.















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)

To view this property please contact Connells on

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333177](http://connells.co.uk/Property/WVH333177)**



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