



Connells

Patricia Avenue
Goldthorn Hill Wolverhampton

Patricia Avenue Goldthorn Hill Wolverhampton WV4 5AQ

for sale offers in the region of
£450,000



Property Description

Connells Wolverhampton are excited to bring to the market this immaculate showhome condition three bedroom detached family property in a popular residential location. Having been upgraded to an exception high standard, this property must be viewed in order to appreciate.

The property comprises of a large and stylish entrance hall with feature parquet flooring, sitting room/sun room to rear, family lounge/potential Bedroom Four, entertainment kitchen diner with adjoining boot room and large pantry. There are three spacious bedrooms all with parquet flooring and Planation shutters, master en-suite, beautiful shower room with walk-in shower cubicle and ornate tiling.

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.

Entrance Porch

Double glazed door to side, doors to entrance hall.

Entrance Hall

Door to porch, feature parquet flooring, central heating radiator, doors to various rooms, two storage cupboards, miniature utility with plumbing for washing machine.

Bedroom One

11' 4" x 12' 3" (3.45m x 3.73m)

Double glazed bay window to front with fitted Planation shutters, parquet flooring, central heating radiator, door to en-suite.

En-Suite

Shower cubicle with mixer waterfall shower, vanity sink, low flush toilet, door to Bedroom One.

Bedroom Two

15' 1" x 10' 5" (4.60m x 3.17m)

Double glazed window to front with Planation shutter, central heating radiator, feature parquet flooring, fitted wardrobes, door to entrance hall.

Bedroom Three

12' 9" x 8' 3" (3.89m x 2.51m)

Double glazed window to side with Planation shutter, central heating radiator, feature parquet flooring, door to entrance hall.



Family Shower Room

Double glazed window to side, vanity sink, low flush toilet, shower cubicle with waterfall shower, heated towel rail, door to entrance hall.

Entertainment Kitchen Diner

14' 4" x 20' 6" (4.37m x 6.25m)

Kitchen Area

A range of stylish Shaker cabinets, wall and base units with solid wood work surfaces, double Belfast sink, integrated dishwasher, integrated fridge, gas hob, double oven, extractor, feature tiled floor, two tall designer radiators,

Dining Area

Feature parquet flooring, doors to various rooms, french doors to sitting room/sun room, stylish overhead lighting, fitted dining room store.

Pantry

Double glazed window to side.

Sitting Room/ Sun Room

Double glazed french doors to rear, double glazed window rear, feature tiling tall designer column radiator, door to dining area.

Boot Room

7' 1" x 7' 4" (2.16m x 2.24m)

Tiled floor, central heating radiator, door to dining area.

Lounge/ Potential Bedroom Four

10' 6" x 14' 7" (3.20m x 4.45m)

Double glazed window to rear, double glazed window to side, central heating radiator, door to kitchen diner.

Garage

Double doors to front.

Outside Front

Large gravelled driveway providing multiple off road parking, lawned area, mature plants, trees and shrubs.

Outside Rear

Good size enclosed rear garden, paved patio area, lawned garden area, surrounding mature plants, trees and shrubs, hedgerow leading onto an additional garden area currently used a small holding.









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 Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333299



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH333299 - 0005