



**Connells**

Himley Crescent  
Goldthorn Park Wolverhampton



# Himley Crescent Goldthorn Park Wolverhampton WV4 5DA

for sale offers in the region of  
**£440,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this spacious & versatile four bedroom extended semi detached family property in the popular Goldthorn Park. The property has a large and well thought out layout and must be viewed in order to appreciate.

The property comprises entrance porch, entrance hall, two reception rooms, an L shaped kitchen diner, downstairs wc, converted garage into cinema/office room that could be a ground floor 5th bedroom. A spacious L shaped conservatory enjoying views to rear garden. Another store room leading to a utility room. To the first floor there are four bedrooms, master with ensuite and a family bathroom. The loft is of good size, with part partitioned wall and boarding for storage.

Outside the property has a spacious driveway for multiple vehicles & and a spacious enclosed rear garden.

## The Location & Area

Located in the ever popular Goldthorn 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 front, double glazed door to entrance hall.

## Entrance Hall

Double glazed window to front, laminate floor, central heating radiator, doors to various rooms.

## Downstairs Wc

Wc, wash hand basin, complementary tiling, laminate floor, extractor fan, alarm panel.

## Lounge

Double glazed bay window to front, central heating radiator, spotlights.

## Sitting Room

Double glazed door and window to rear, central heating radiator, feature fireplace.

## Kitchen Diner

Fitted kitchen with a range of wall and base units, complementary floor and wall tiling, spotlights, double glazed windows, breakfast bar, integrated electric oven, gas hob, plumbing for washing machine, space for appliances, door to conservatory.

## Conservatory

Double glazed windows, door to garden, wall lights, glass roof.

## Office

Arch leading to utility.

## Utility

Work surfaces, plumbing, space for appliances, door to rear garden.

## Cinema Room/ Office

This is the converted garage with a partition wall which could be converted back to garage or used as a ground floor Bedroom Five.. Wall lights, inbuilt speakers, underfloor heating, spotlights

## First Floor Landing

Stairs to entrance hall, doors to various rooms.

## Bedroom One

Double glazed window to front, fitted wardrobes, central heating radiator, door to en-suite.

## En-Suite

Double glazed window to rear, shower cubicle, complementary tiling, wash hand basin, low level wc, central heating radiator.

## Bedroom Two

Double glazed window to rear, fitted wardrobes, central heating radiator.

## Bedroom Three

Double glazed bay window to front, fitted wardrobes, central heating radiator.

## Bedroom Four

Double glazed window to front, central heating radiator.

## Bathroom

Double glazed window to rear, shower cubicle, wash hand basin, spotlights, heated towel rail, complementary tiling, loft access with pull down ladder, part boarded with plastered wall and lighting.

## Outside Front

Ample off road parking.

## Outside Rear

Generous size enclosed rear garden, lawned area, borders and shrubs, lighting, patio.

## Agents Note

The property benefits from having security cameras.















Total floor area 170.6 m<sup>2</sup> (1,836 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334382](http://connells.co.uk/Property/WVH334382)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH334382 - 0003