



## 12 GOLDTHORN AVENUE WOLVERHAMPTON, WV4 5AB

OFFERS IN THE REGION OF £270,000  
**FREEHOLD**

**NO CHAIN** - Spacious and extended traditional three bedroom semi-detached home situated in an extremely popular location convenient for a range of amenities including well regarded schools, shops, access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. Standing back from the road in an elevated position behind a driveway providing off road parking, the property features ideal family accommodation throughout comprising entrance hall, separate living and sitting rooms, kitchen, three bedrooms, family shower room, separate w.c, garage and a split level garden to the rear.



# 12 GOLDTHORN AVENUE

- No Onward Chain • Sought After Location

Close To Wolverhampton City • Elevated Position

Set Back From The Road • Block Paved Driveway

Providing Off Road Parking • Extended Living

Room & Kitchen • Three Bedrooms • Separate

Living & Sitting Rooms • Split Level Rear Garden



## APPROACH

The property is approached via a block paved driveway providing off road parking for multiple vehicles with an adjacent lawned foregarden.

## ENTRANCE HALL

Radiator, under stairs cupboard, staircase to the first floor landing and doors to the sitting room, living room and kitchen.

## SITTING ROOM

Double glazed bay window to the front and radiator.

## EXTENDED LIVING ROOM

Two radiators, double glazed windows to the rear and double glazed double doors opening out to the rear garden.

## EXTENDED KITCHEN

Double glazed window to the side, double glazed double doors to the rear, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in gas oven with gas hob above and further integrated appliances including fridge, freezer and dishwasher.

## FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch and doors to:

## BEDROOM ONE

Double glazed window to the rear, radiator and built in wardrobes.

## BEDROOM TWO

Double glazed window to the front, radiator and built in wardrobes.

## BEDROOM THREE

Double glazed window to the front and radiator.

## SHOWER ROOM

Double glazed obscure window to the rear, tiled floor, tiled walls, ceiling down lighters, wash hand basin with vanity unit beneath and corner shower enclosure.

## W.C

Double glazed obscure window to the side, tiled walls, tiled floor and low level w.c.

## GARAGE

Up and over door to the front, double glazed window to the side and a part glazed pedestrian door to the side.

## REAR GARDEN

To the rear of the property is a pleasant enclosed split-level garden with a paved patio area and steps beyond leading up to a lawned garden with a further paved seating area.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

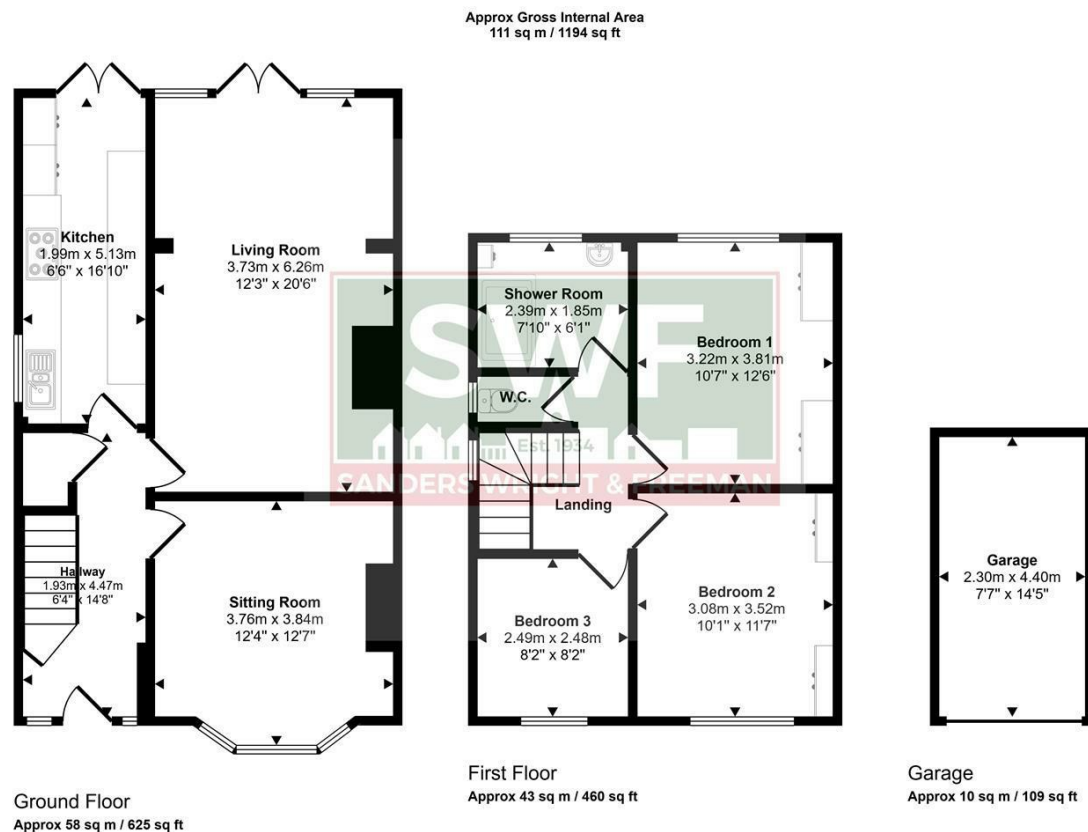
Ofcom checker shows Standard / Superfast / Ultrafast  
are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred  
supplier to confirm availibilty and speed

## 12 GOLDTHORN AVENUE





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements