



39 Goldthorn Hill, Penn

**THOMAS HARVEY**  
ESTATE AGENTS



# A Most Deceptive & Spacious Four Bedroom Two Bathroom Semi-Detached Family House. Convenient For The Majority Of Amenities

**39 Goldthorn Hill, Penn, Wolverhampton, WV2 3HR**  
**Asking Price: £329,500**

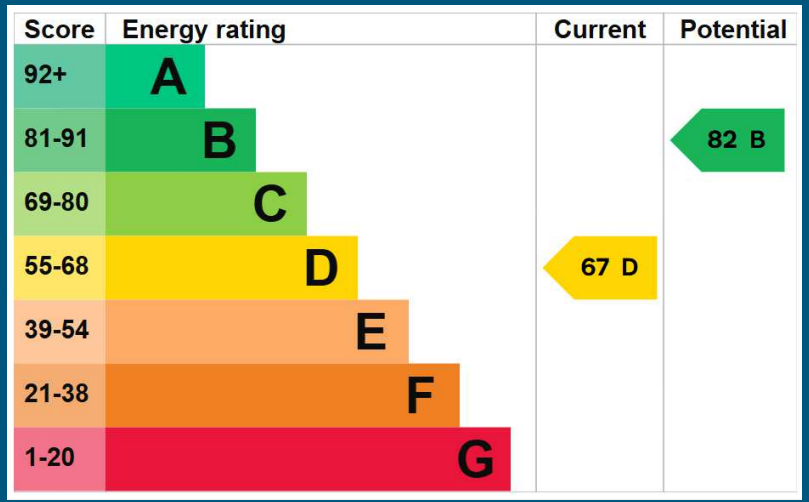
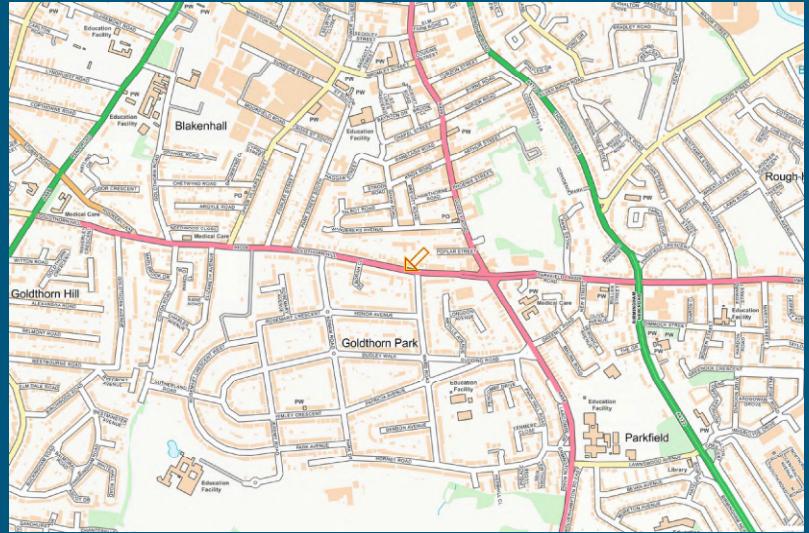
**Tenure: Freehold.**  
**Council Tax: Band D – Wolverhampton**  
**EPC Rating: D (67) No: 9390-2383-5400-2094-4305**  
**Total Floor Area: 1550sq.ft (144.0 sq. m) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

Occupying a prime position set well back from the road in one of the most established residential areas of Wolverhampton, on the border of Penn & Goldthorn Park, this character semi-detached house has been extended & restyled over the years to create a most charming family home with a host of high quality fittings throughout.

Deceptive externally, the well-designed interior provides a versatile layout whilst utilising the maximum space, ideal for purchasers requiring a first class family property, ready to just move into. Neatly decorated throughout, the present owners have modernised a number of aspects the property including refitted downstairs shower room & main family bathroom, central heating boiler, new double glazed units and quality flooring in the reception rooms together with modern fireplaces.

Offering the charm and appeal of a traditional property, the well maintained interior which measures at approx. 1,550sq.ft includes reception porch to a light & airy entrance hall with staircase to first floor, a front living room with internal double doors to the rear dining room creating an excellent & multipurpose layout and both rooms have feature fireplaces. The 19ft breakfast kitchen is fitted with an extensive suite of wood units and adjacent is a useful sitting room which could be used for a multitude of purposes i.e. further bedroom, home office etc. The ground floor also includes a modern shower room and internal access into the garage. On the first floor there are four bedrooms with three being of a particularly good size and the bathroom is fitted with a smart white suite. At the front of the house is a double width driveway providing ample off road parking and of course leads to the garage. A special feature of No 39 is undoubtedly the 140ft long fully stocked mature rear garden which has been landscaped to provide a most picturesque setting and enjoys a south facing aspect.

Convenient for the majority of amenities including schools, shops, public transport routes and within easy access of the city centre, the Birmingham New Road & Black Country Route are also a short distance away. Having the benefit of gas central heating & double glazing, viewing is highly recommended to appreciate this excellent property!



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**Reception Porch:** PVC double glazed door with surrounding windows and tiled flooring.

**Entrance Hall:** 13'5" (4.10m) x 6'3" (1.90m)

Internal stained glass leaded opaque door with matching side windows, radiator, tiled flooring and staircase to first floor with built in storage cupboard below.

**Living Room:** 13'9" (4.20m into bay) x 13'9" (4.20m into bay)

Black marble fireplace & hearth with pebble effect electric fire, radiator, wall light points, coved ceiling, LVT flooring and double glazed bay window to front. Internal glazed hardwood double doors lead to:

**Dining Room:** 14'3" (4.35m into bay) 12'2" (3.70m)

Black marble fireplace & hearth with pebble effect electric fire, radiator, coved ceiling, LVT flooring and double glazed picture window to rear with matching PVC door.

**Kitchen:** 18'9" (5.71m) x 8'1" (2.46m)

Fitted with an extensive suite of matching wood units comprising stainless steel 1½ drainer sink unit with mixer tap, a range of base cupboards & drawers with matching laminate worktops, coved suspended wall cupboards with lighting under, built in twin oven, 4-ring gas hob with extractor hood over, plumbing for washing machine, radiator, recessed ceiling spotlights, tiled flooring and double glazed window to rear with matching door.

**Rear Lobby:** Tiled flooring and internal access to garage.

**Downstairs Shower Room:** 6'11" (2.10m max) x 3'3" (1.00m)

Fitted with a modern suite comprising walk in shower enclosure with overhead chrome showerhead & hand held spray, low level WC, wall mounted sink unit, chrome heated towel rail, wall mounted mirrors, tiled walls & flooring, recessed ceiling spotlights and extractor fan.

**Sitting Room / Home Office:** 20'6" (6.25m) x 7'7" (2.30m)

Radiator and double glazed window to rear with matching door.

**Garage:** 17'5" (5.30m) x 7'7" (2.30m)

'Up & over' garage door, wall mounted Ideal gas fired central heating boiler, power, lighting and shelving.

**Galleried Landing:** Loft hatch.

**Bedroom One:** 14'3" (4.35m into bay) x 12'2" (3.70m)

Radiator and double glazed bay window to rear.

**Bedroom Two:** 13'9" (4.20m into bay) x 13'9" (4.20m into bay)

Radiator, alcove shelving, built in wardrobes and double glazed bay window to front.

**Bedroom Three:** 17'5" (5.30m) x 7'7" (2.30m)

Radiator and double glazed windows to front & rear.

**Bedroom Four:** 8'6" (2.60m) x 7'1" (2.15m)

Radiator and double glazed window to front.

**Bathroom:** 6'7" (2.00m) x 6'7" (2.00m)

Fitted with a modern white suite comprising panelled bath with overhead shower, separate hand held spray & folding side screen, vanity unit with recess WC, chrome heated towel rail, tiled walls, recessed ceiling spotlights, wall mounted mirror, alcove shelving, slate style tiled flooring and double glazed opaque window to rear.

**South Facing Rear Garden: At approx.** 140ft long, the mature rear garden enjoys a most pleasant open outlook with a full width paved patio overlooking the vast lawn, having a variety of shrubs & trees, timber garden sheds and surrounding fencing.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









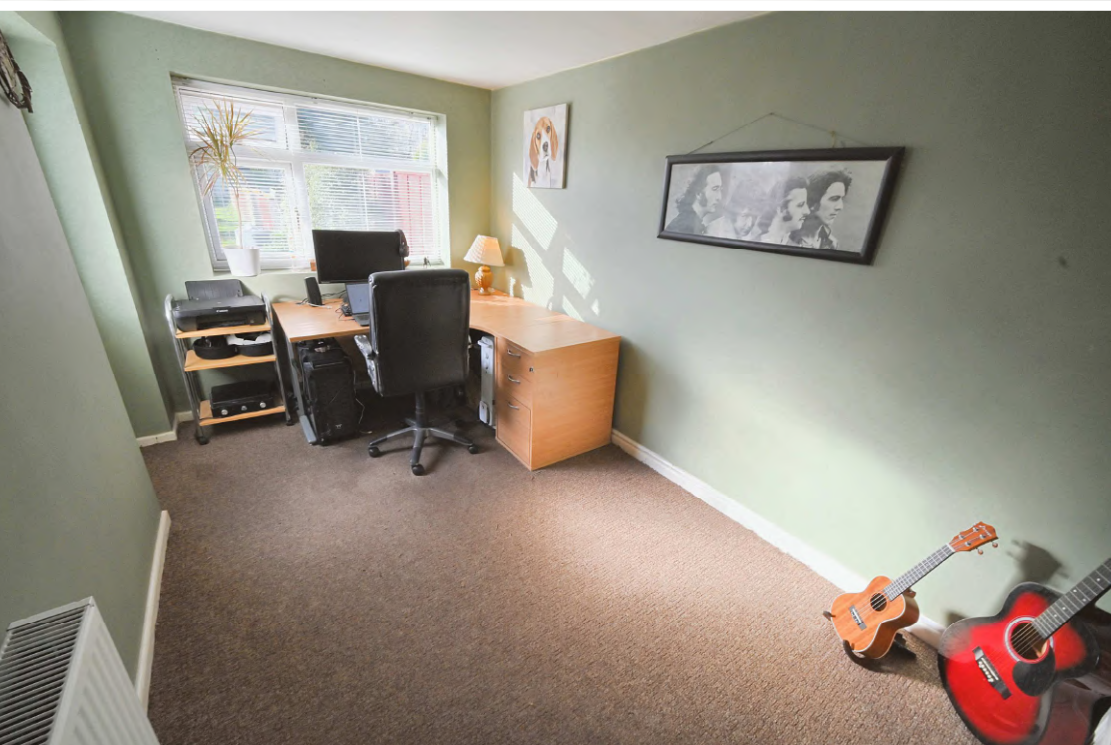
















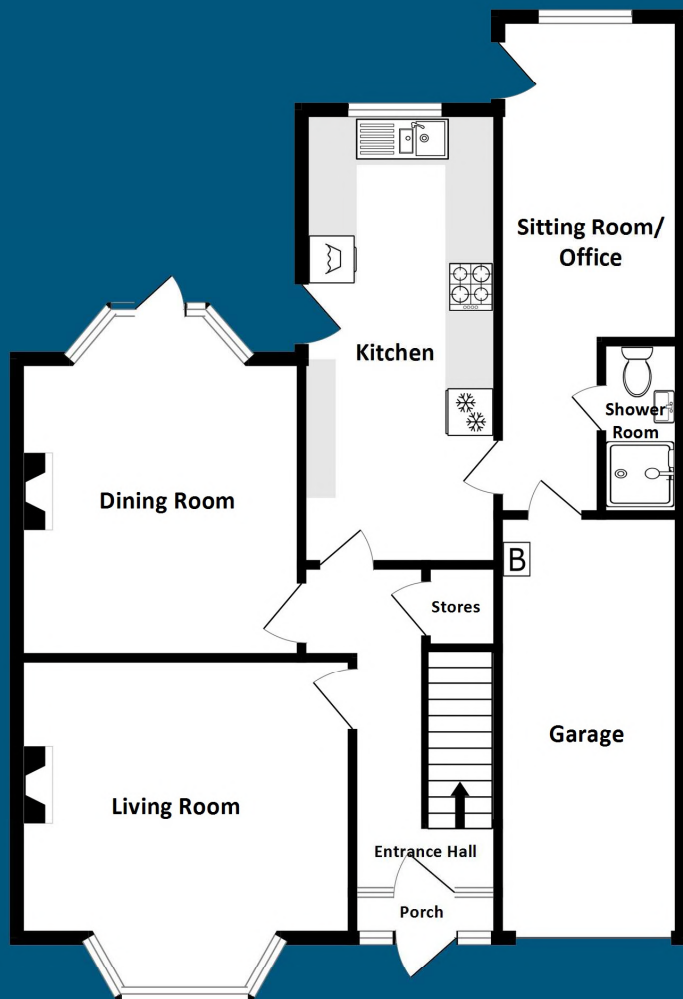












## Ground Floor

Approx.: 893sq.ft. (83.0sq.m.)

**Total Floor Area: 1550sq.ft.  
(144.0sq.m.) Approx.**



## First Floor

Approx.: 657sq.ft. (61.0sq.m.)

### PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

### MISDESCRIPTORS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.