



Goldthorn Hill, Wolverhampton

WV2 3HU

Taylors

Offers in the Region of
£289,950

Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

Charming Traditional Semi-Detached Family Home occupying a generous plot, ideally positioned within a popular Wolverhampton neighbourhood, conveniently located close to Wolverhampton City Centre and excellent transport links.

Boasting a wealth of unique period features throughout, this deceptively spacious property offers characterful and versatile accommodation. The home benefits from part double glazing, part single glazing, secondary glazing and electric storage heating.

The well-proportioned layout briefly comprises a welcoming reception hall, three reception rooms, a fitted kitchen, and a downstairs shower room. To the first floor, the landing provides access to three double bedrooms and a further shower room. Externally, the property enjoys enclosed wrap-around gardens, offering excellent outdoor space and potential.

This distinctive home must be viewed to fully appreciate the space, character and potential on offer.

Council Tax - D EPC - F Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Reception Hall with understairs storage.

Lounge - 4.57m max x 4.55m into bay (15'0" max x 14'11" into bay)

Sitting Room - 3.89m x 3.51m max (12'9" x 11'6" max)

Inner Hall leading to reception hall.

Dining Room - 3.58m x 3.35m (11'9" x 11'0")

Kitchen - 3m x 2.08m (9'10" x 6'10")

Shower Room - 2.67m x 2.16m (8'9" x 7'1")

First Floor Landing

Bedroom - 4.17m into fitted wardrobes x 3.99m (13'8" into fitted wardrobes x 13'1") with fitted wardrobes.

Bedroom - 3.89m x 3.51m max (12'9" x 11'6" max)

Inner Hall

Bedroom - 3.96m max x 3.02m (13'0" max x 9'11") with bu

Shower Room - 2.36m x 1.98m (7'9" x 6'6")

Enclosed Wrap Arounds Gardens





Council Tax Band: D

Tenure: Freehold

Property Type: Semi Detached House

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- CHARMING TRADITIONAL SEMI DETACHED FAMILY HOME
- GENEROUS PLOT
- CLOSE PROXIMITY TO WOLVERHAMPTON CITY CENTRE
- WRAP AROUND ENCLOSED GARDENS
- THREE RECEPTION ROOMS & THREE DOUBLE BEDROOMS
- EARLY VIEWING RECOMMENDED

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MISREPRESENTATION ACT 1967

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