

for sale

offers in the region of

£450,000 Freehold



Hornby Road Goldthorn Park Wolverhampton WV4 5EY

Spacious four-bedroom semi-detached home with three reception rooms, modern kitchen, en-suite master, large garden, outbuilding and garage. Close to transport links, shops, parks and reputable schools—perfect for flexible family living.



Property Details

Entrance Hallway

Understairs storage cupboard; Central heated radiator

Lounge 13' 3" x 12' 4" (4.04m x 3.76m)

Double glazed window to front aspect; Central heated radiator

Dining Room 15' 6" x 8' 9" (4.72m x 2.67m)

French doors to garden

Reception Room Three 12' 7" x 10' 8" (3.84m x 3.25m)

French doors to garden; Log burner

Kitchen 18' 9" x 7' (5.71m x 2.13m)

Double glazed window to rear aspect; Tiled flooring; Tiled splashback; Wall and base units; Integrated oven; Dining table; Central heated radiator

Landing

Access to fully boarded loft

Bedroom One 22' 5" x 9' (6.83m x 2.74m)

Double glazed window to front aspect; Central heated radiator;

Fitted wardrobes

En-Suite

Double glazed window to rear aspect; Fully tiled; Walk in shower; Toilet; Basin; Central heated radiator; Extractor fan

Bedroom Two 13' 9" x 10' 9" (4.19m x 3.28m)

Double glazed window to front aspect; Central heated radiator; Fitted wardrobes

Bedroom Three 12' 7" x 10' 9" (3.84m x 3.28m)

Double glazed window to rear aspect; Central heated radiator

Bedroom Four 8' x 8' 2" (2.44m x 2.49m)

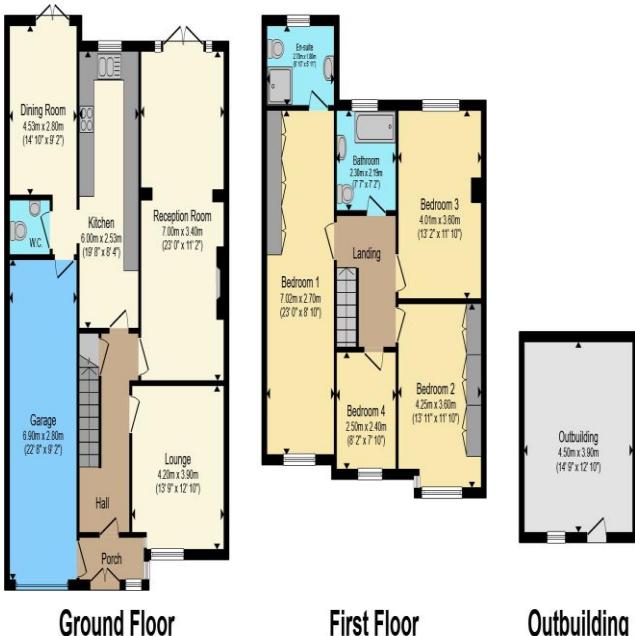
Double glazed window to front aspect; Central heated radiator

Bathroom

Double glazed window to rear aspect; Shower over bath; Japanese toilet; Extractor fan; Fully tiled; Central heated radiator

Garage 21' 6" x 8' 2" (6.55m x 2.49m)

Electric; New garage door; Access to porch; Space for kitchen appliances



Total floor area 184.1 m² (1,982 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



To view this property please contact Paul Dubberley on

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Property Ref: PBI104814 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: D



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.

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