

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



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

Total floor area 184.1 m<sup>2</sup> (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](http://www.propertybox.io)



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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