

for sale

offers over **£425,000** Freehold



Hornby Road Goldthorn Park Wolverhampton WV4 5EY

A substantial four-bedroom semi-detached home with three reception rooms, modern kitchen, en-suite master bedroom, large rear garden, outbuilding, and garage. Conveniently located close to local amenities, excellent transport links, parks, and reputable schools.



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

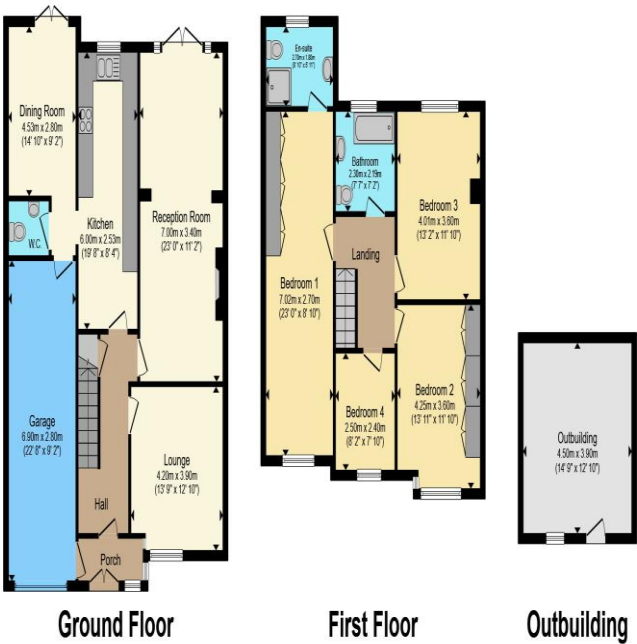
Bathroom

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 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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



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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