

Cottons

CHARTERED SURVEYORS

45 & 47 Goldthorn Road, Blakenhall,
Wolverhampton, WV2 4PJ

Offers in the Region Of
£340,000



- Pair of Refurbished Two Storey Traditional Terrace Home
- Each with Two Bedrooms
- Modern Kitchens
- EPC Ratings: 45 - TBC, 47 - D
- Modern First Floor Bathrooms
- Each with Hallway and Two Reception Rooms

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A PAIR of MODERNISED and REFURBISHED traditional two bedroom terrace homes in a CONVENIENT LOCATION. Viewing VITAL to appreciate quality of works and accommodation on offer.

Benefiting from uPVC double glazing and combi gas central heating, the two dwellings been sold under a single freehold title would make an ideal portfolio buy to let investment or occupation for a large family. Each property comprises fore garden, open storm porch, hallway, two reception rooms, re-fitted kitchen, two bedrooms, first floor bathroom and rear garden. Offered with NO UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

A

EPC Ratings

47 – D

45 – TBC. EPC Commissioned.

Location

The properties are conveniently situated in the Blakenhall area of Wolverhampton, along Goldthorn Road between Penn Road (A49) and Goldthorn Hill (A4039) in a residential location, located approximately:

- 1 mile from Wolverhampton City Centre.
- 1.3 miles from Wolverhampton Train Station.
- 5.3 miles from Junction 10 of the M6.
- 11.9 miles from Birmingham City Centre.

Description

A pair of traditional two storey mid-terrace homes of traditional brick construction surmounted by a pitched tile roof. The properties have both undergone a comprehensive refurbishment programme and has been modernised throughout.

Benefiting from uPVC double glazed windows, recently installed front composite entry doors and combi gas central heating systems.

Accommodation

Please refer to the floor plan for room measurements.

Both properties have the same accommodation as follows:

Ground Floor

Storm porch, hallway, front reception room, rear reception room with store room off, re-fitted modern kitchen.

First Floor

Stairs and landing, bedroom one, bedroom two, re-fitted modern bathroom with bath having shower over and WC.

Outside

Front - Courtyards. Rear - Gardens.

Tenure

The properties are freehold, held on a single freehold title.

Availability

The properties are offered with vacant possession and no upward chain.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

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45 & 47 Goldthorn Road, Wolverhampton WV2 4PY



0 5 10 20 30 40 50
Metres

Map Information
Scale: 1:800
Date: 20/05/2026
Reference: 45 & 47 Goldthorn
Order No: 7878274

FIND >



Energy performance certificate (EPC)

47, Goldthorn Road WOLVERHAMPTON WV2 4PJ	Energy rating D	Valid until: 27 July 2030
		Certificate number: 8704-3785-3622-8726-6303

Property type Mid-terrace house

Total floor area 62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

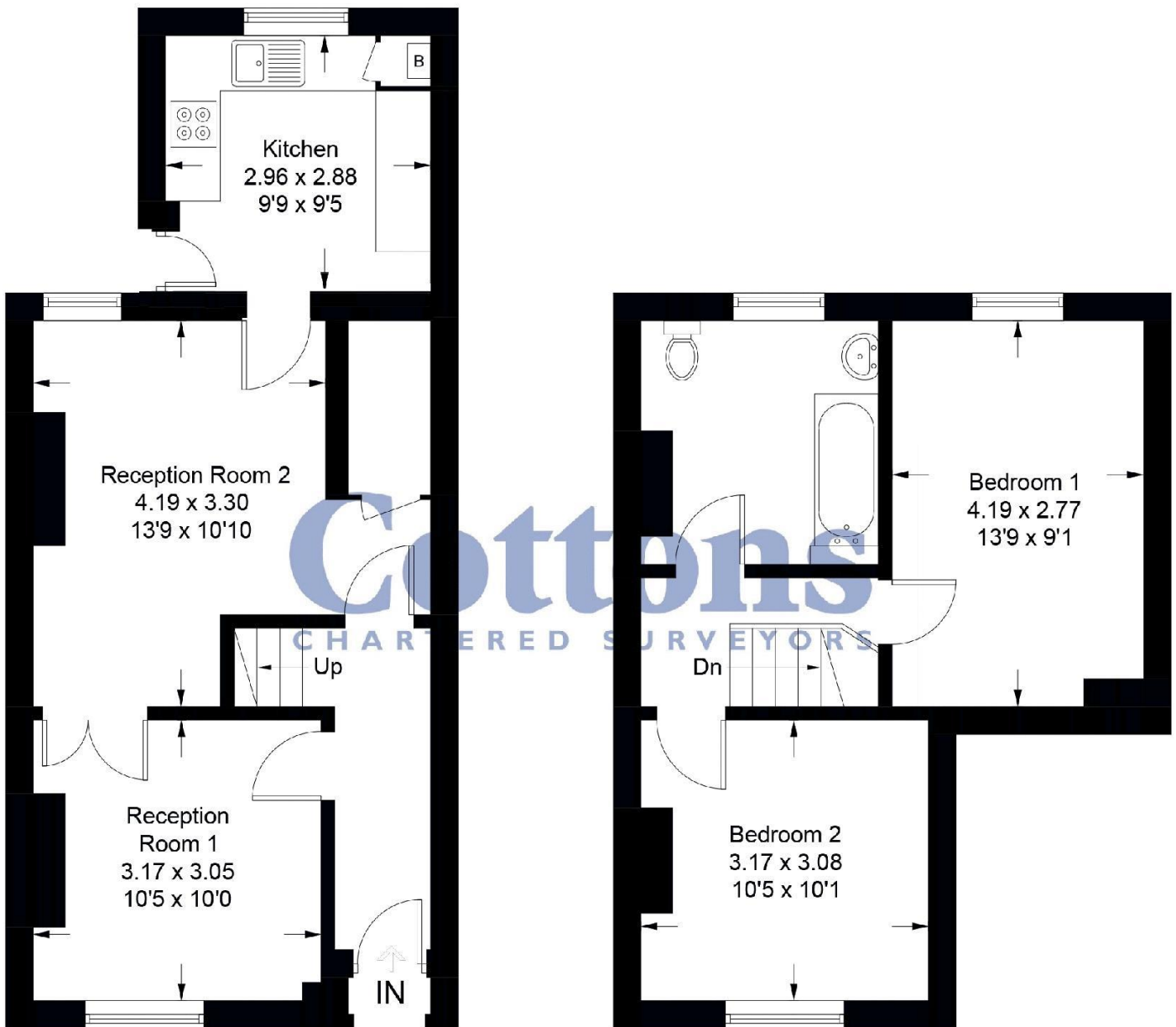
Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

45 Goldthorn Road

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301403)

47 Goldthorn Road

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft

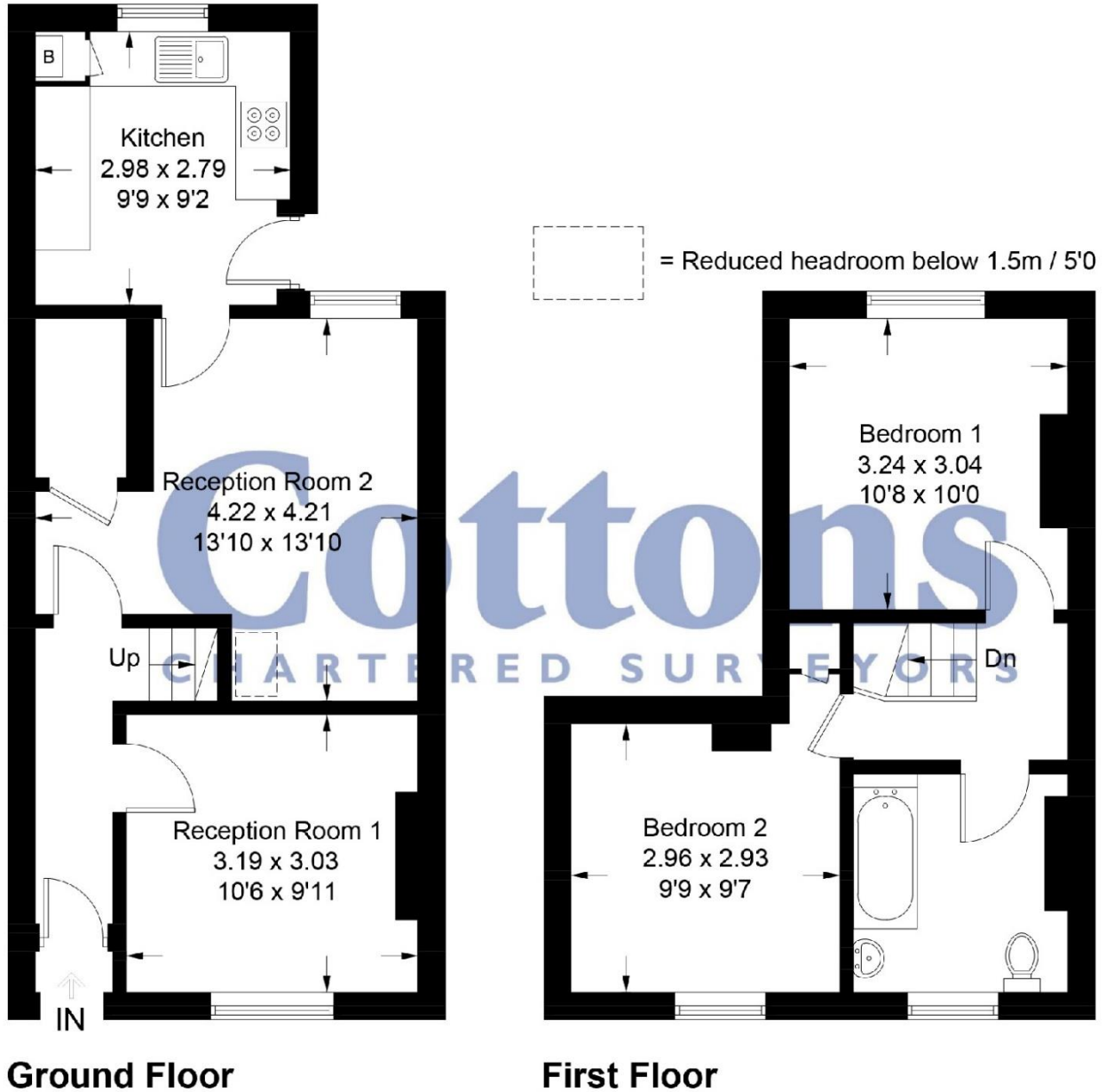


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This plan is for illustration purposes only and may not be to scale or representative of the property.