



Connells

Park Hall Road
Goldthorn Park Wolverhampton

Park Hall Road Goldthorn Park Wolverhampton WV4 5EX

for sale offers in the region of
£95,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious one bedroom ground floor maisonette situated in the ever popular Goldthorn Park. Viewing is highly recommended, call the Connells Wolverhampton branch today to book your viewing.

Internally the property comprises of having an entrance hallway leading to a spacious lounge, inner hall where you will find a well appointed modern kitchen with integrated appliances, generous size bedroom and bathroom. This property also benefits from having plenty of storage space, communal gardens and communal parking area with gated access.

The Location & Area

Set to the south of Wolverhampton City Centre, the property is located in the Goldthorn Park area with numerous local parks and schools, easy access to Penn Common and Birmingham New Road and having local supermarkets nearby.

Approach

Set back from the roadside with front garden and access to the main accommodation.

Entrance Hall

Door to front, ceiling light point, door to lounge.

Lounge

12' x 12' (3.66m x 3.66m)

Double glazed window to front, ceiling fan with light point, central heating radiator, doors to entrance hall and inner hall.

Inner Hall

Four storage cupboards, ceiling light point, doors to lounge, kitchen, bedroom and bathroom.

Kitchen

12' 10" x 5' (3.91m x 1.52m)

Matching wall and base units with integrated appliances to including fridge, freezer, washing machine, electric oven, composite sink and drainer with mixer tap, four ring gas hob with extractor hood, part tiled walls, central heating radiator, ceiling light point, wall mounted boiler, double glazed window to rear.



Bedroom

12' 10" max x 10' max (3.91m max x 3.05m max)

Double glazed window to rear, central heating radiator, ceiling light point, door to communal garden area.

Bathroom

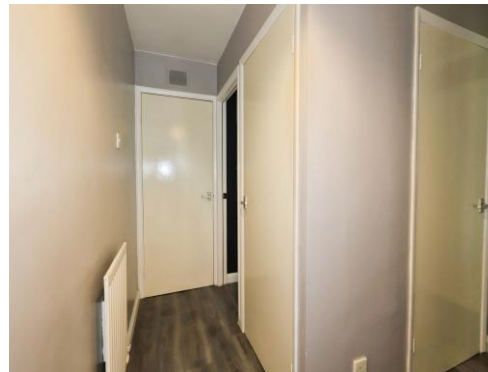
Panelled bath with shower over, wash hand basin unit, low flush wc, central heating radiator, part tiled walls, ceiling light point, double glazed window to rear.

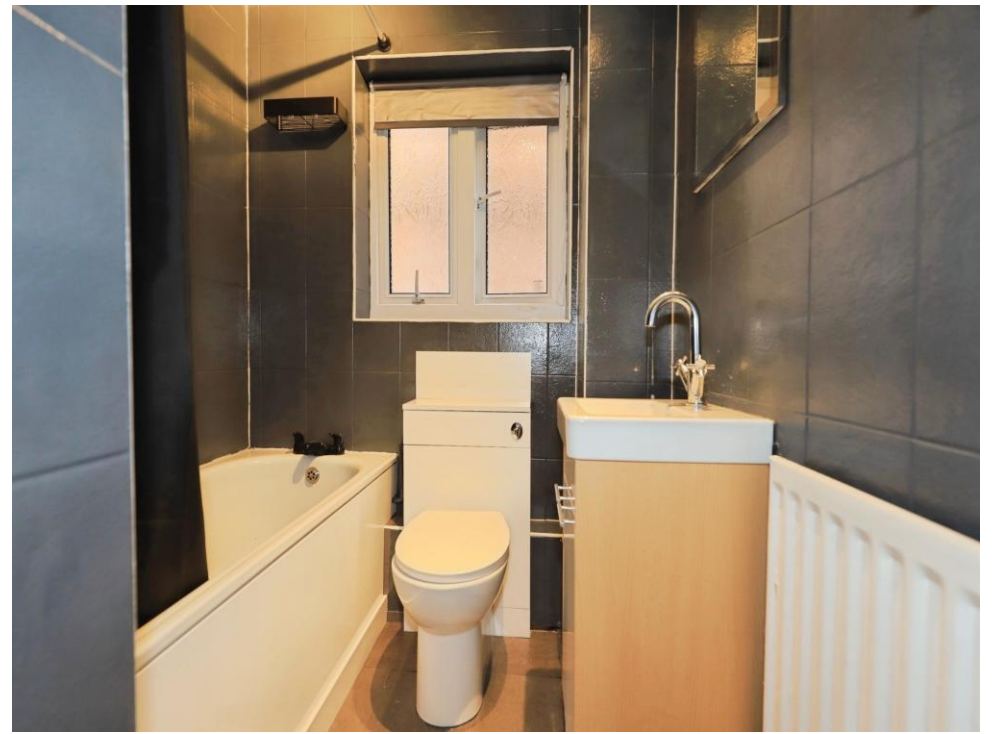
Outside

Communal parking area with gated access and communal grounds.

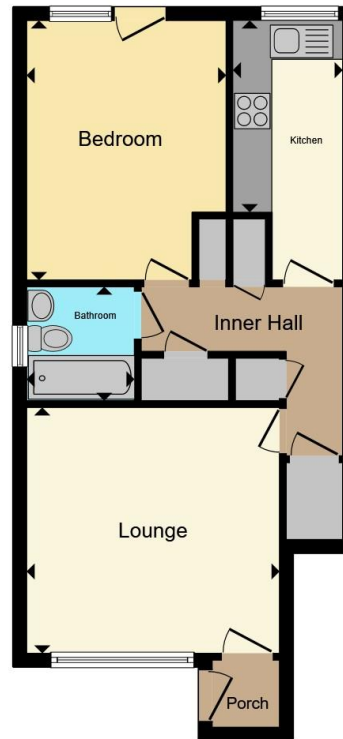
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 46.9 m² (504 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 Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax
 Band: A

Service Charge: 400.00 Ground Rent:
 30.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336761

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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