

Connells

Goldthorn Hill
Goldthorn Wolverhampton

Goldthorn Hill
Goldthorn Wolverhampton WV2 4PS

for sale
£385,000







Property Description

Connells Wolverhampton are delighted to bring to the market this rare four bedroom detached family property in a popular residential location. Benefiting from an abundance of space, this property cannot be missed. Viewing is highly recommended to fully understand and appreciate the large amount of living space on offer. Contact Connells today to book a viewing.

The property comprises of entrance porch, entrance hall, 20ft family lounge with adjoining dining room, kitchen, utility room and downstairs wc. On the first floor there are four bedrooms, master en-suite shower room and family bathroom. Externally there is a large front garden, side courtyard area and enclosed rear garden with detached double garage and parking area to rear.

The Location & Area

Situated on Goldthorn within easy reach of Wolverhampton City centre. The property is on an attractive tree lined avenue and is well served by a wealth of local schooling. Local shops, schools and amenities can be found along the Penn Road.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Stairs to first floor landing, doors to various rooms.

Downstairs Wc

Double glazed window to front, low flush toilet, wash hand basin, door to entrance hall.

Family Lounge

20' 6" x 10' 11" (6.25m x 3.33m)

Double glazed window to rear, two central heating radiators, door to entrance hall, open to dining room.

Dining Room

11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to rear, central heating radiator, open to lounge, door to kitchen.

Kitchen

11' 2" x 11' 4" (3.40m x 3.45m)

Double glazed to rear and side, a range of wall and base units with inset oven, hob and extractor, one and half stainless steel drainer sink.

Utility Room

8' 10" x 7' 3" (2.69m x 2.21m)

Double glazed window to front, stainless steel drainer sink, open to kitchen.

First Floor Landing

Doors to various rooms.

Bedroom One

8' 10" x 12' 1" (2.69m x 3.68m)

Double glazed window to front, door to en-suite, door to first floor landing.

En-Suite

Two double glazed window to front, shower cubicle with electric shower, pedestal sink, low flush wc, door to Bedroom One.

Bedroom Two

9' 11" x 11' 6" (3.02m x 3.51m)

Double glazed window to rear, fitted wardrobe, door to first floor landing.

Bedroom Three

8' 4" x 9' 11" (2.54m x 3.02m)

Double glazed window to rear, door to first floor landing.

Bedroom Four

7' 5" x 14' 8" (2.26m x 4.47m)

Double glazed window to rear, door to first floor landing.

Family Bathroom

Two double glazed windows to front, panelled bath, pedestal sink, low flush toilet, central heating radiator, door to first floor landing.

Garage

Up and over door to front, light, power, door to rear garden.

Outside Front

Large front garden with is mostly lawned, mature plants, trees and shrubs, large tree with TPO (tree preservation order), paved pathway with steps to front.

Outside Rear

Good sized enclosed rear gardens, lawned area, panelled fences, gated access to the rear parking area.

Rear Parking Area

The Vendor advises there are two spaces included with the property.

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















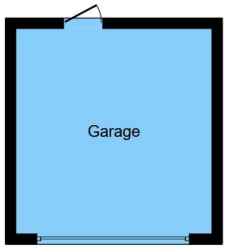




Ground Floor



First Floor



Garage

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.focalagent.com

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332221

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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