

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)

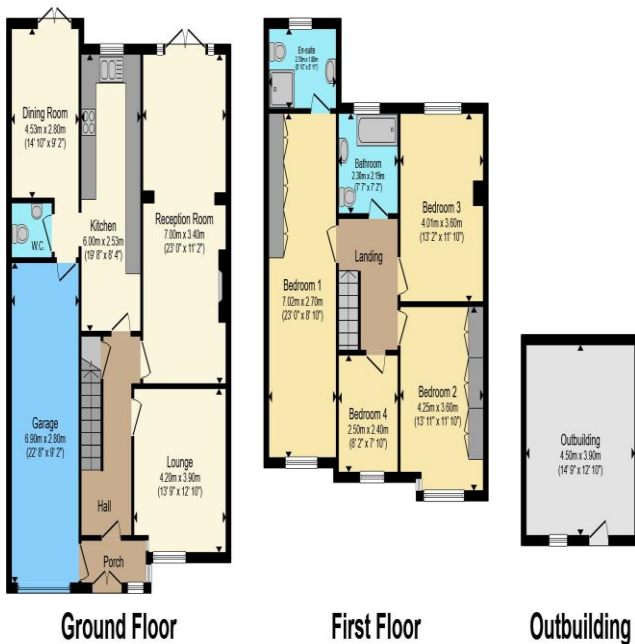
Double glazed window to front aspect; Central heated radiator

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 - 0004

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. 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.

