



Connells

Ednam Road
Goldthorn Wolverhampton

Ednam Road Goldthorn Wolverhampton WV4 5BP

for sale offers over
£680,000



Property Description

Connells Wolverhampton are delighted to present the executive detached family home nestled in one of Goldthorn's prestigious roads. Having beautiful kerb appeal and characterful internal features internally this charming home is perfect for families. Occupying a sizeable plot with potential to extended (subject to relevant permissions), viewing is highly recommended.

As you approach the property, a large in and out driveway provides generous off road parking as well as access to the garage, offer additional parking capabilities or convenient storage. Internally the property comprises of a grand entrance hall setting the tone for the rest of the home. The ground floor provides spacious living accommodation with a 22ft lounge, modern fitted kitchen, two separate dining room, utility and guest wc. Upstairs the property continues to impress with a large landing with balcony, four spacious double bedrooms and a stylish family bathroom. One of the stand out features of this home is it's substantial rear garden. This ample outdoor space offers a variety of potential uses to including extension, swimming pool or create your own idyllic outdoor space.

The Location & Area

Located in the Goldthorn Park area within easy reach of a comprehensive range of local amenities and only a few minutes' drive away from Wolverhampton City Centre.

Entrance Hall

Door and windows to front, stairs to first floor landing, central heating radiator, store cupboard/cloakroom, alarm panel.

Lounge

22' 8" x 13' 6" (6.91m x 4.11m)

Double glazed sliding doors to rear leading to garden, two double glazed windows to front, central heating radiator, gas fireplace.

Dining Room

14' 2" x 11' (4.32m x 3.35m)

Double glazed window to rear, central heating radiator.

Kitchen

11' 2" x 9' 3" (3.40m x 2.82m)

Two double glazed windows to front, a range of wall and base units, work surfaces, sink and drainer, integrated electric double oven, five ring gas hob.

Dining Room

10' 10" x 6' 5" (3.30m x 1.96m)

Double glazed window to rear.

Ground Floor Wc

Low flush wc, wash hand basin.



First Floor Landing

Double glazed patio doors leading to balcony, store cupboard.

Bedroom One

14' 9" max x 13' 8" max (4.50m max x 4.17m max)

Double glazed window to rear, central heating radiator, fitted wardrobes, door to first floor landing.

Bedroom Two

11' 1" max x 11' max (3.38m max x 3.35m max)

Two double glazed windows to front, central heating radiator, door to first floor landing

Bedroom Three

9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window to rear, central heating radiator, fitted wardrobes, door to first floor landing

Bedroom Four

10' 6" x 7' 5" (3.20m x 2.26m)

Two double glazed windows to front, central heating radiator, door to first floor landing

Bathroom

Double glazed window to rear, wc, wash hand basin vanity unit, freestanding bath tub, shower cubicle, extractor fan, heated towel rail, tiled walls, tiled flooring.

Outside Front

A generous in and out generous driveway, plant bed, access to garage.

Garage

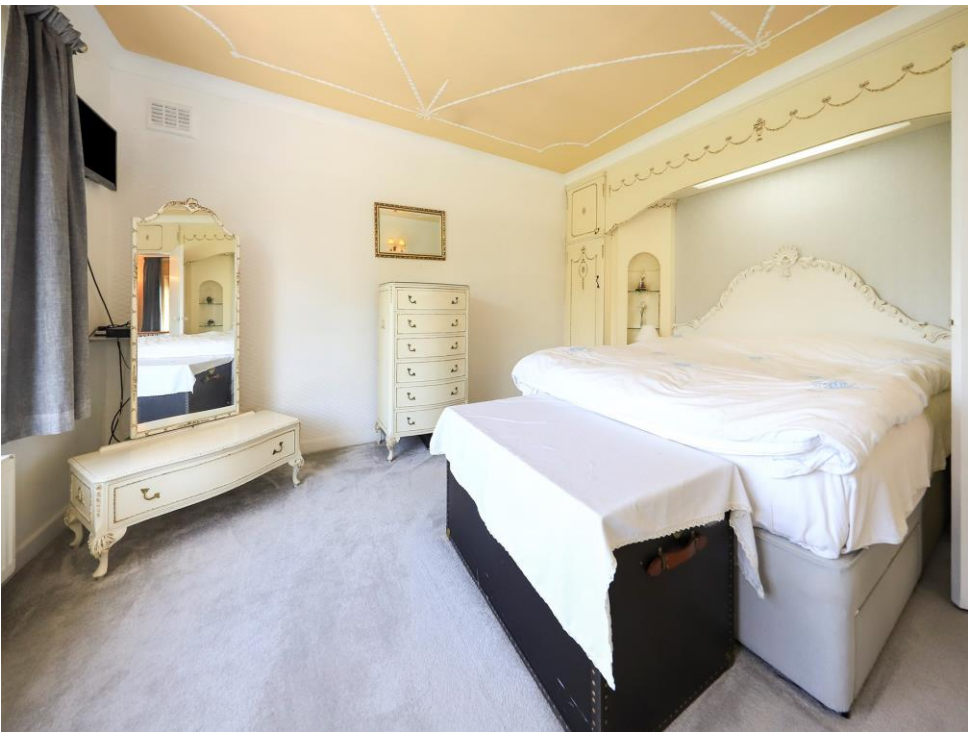
17' x 9' 3" into recess (5.18m x 2.82m into recess)

Up and over door, power, lighting, door to entrance hall.

Outside Rear

Generous rear garden, raised patio area, lower lawned area, borders and shrubs, storage shed, greenhouse, outdoor lights.









Ground Floor



First Floor

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: F

Tenure: Freehold

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