



Connells

Rosemary Avenue
Goldthorn Park Wolverhampton

Rosemary Avenue Goldthorn Park Wolverhampton WV4 5BT

for sale offers over
£400,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to present this impressive extended family home, offering the perfect blend of style, comfort and practicality.

A welcoming entrance hall leads to a bright and spacious lounge/dining area, ideal for both everyday family life and entertaining guests. The contemporary fitted kitchen is complemented by a separate utility room, while the versatile garage is currently utilised as a home gym but could easily be adapted to suit a variety of needs. Upstairs are four generously proportioned bedrooms together with a stylish family bathroom featuring both a freestanding bath and a separate walk-in shower. One of the bedrooms is currently used as a dressing room and benefits from modern fitted wardrobes. The property also offers a spacious loft, providing excellent additional storage.

Externally, the home enjoys ample off-road parking and a beautifully landscaped rear garden with concreted patio seating areas and feature lighting, creating the perfect space for outdoor entertaining and relaxing. The generous rear garden offers excellent scope for buyers wishing to extend and create a stunning open-plan kitchen and family living space, subject to obtaining the necessary planning permissions.

Offered with NO ONWARD CHAIN, this outstanding home is ideal for buyers seeking a high-quality property in a desirable family location.

The Location & Area

Set to the south of Wolverhampton City Centre placed in the Goldthorn Park area with numerous local parks and schools, easy access to Penn Common and Birmingham New Road.

Approach

Set back from the roadside behind ample off road parking on a concrete print driveway, access to the main accommodation.

Entrance Hall

Composite door to front, central heating radiator, spotlights, porcelain tiled flooring, doors to lounge diner, gym/garage and utility room, stairs rising to first floor landing.

Lounge

26' 2" max x 11' 3" max (7.98m max x 3.43m max)

Double glazed window to front, two ceiling light point, two central heating radiators, French doors to rear garden, door to entrance hall.

Utility

10' 7" x 5' 2" (3.23m x 1.57m)

Plumbing for washing machine, space for a dryer, wall mounted boiler, spotlights, central heating radiator, double glazed window to side, doors to entrance hall, kitchen and ground floor wc.

Ground Floor Wc

Low flush wc, ceiling light point, wash hand basin, heated towel rail.

Kitchen

12' 7" x 8' 7" (3.84m x 2.62m)

Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated electric oven, five ring gas hob, extractor hood, part tiled walls, spotlights, central heating radiator, double glazed windows to side, door to rear garden and utility.

First Floor Landing

Loft access, ceiling light point, doors to various rooms.

Bedroom One

14' 3" max x 11' 5" max (4.34m max x 3.48m max)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed window to rear, central heating radiator, ceiling light point.

Bedroom Three

13' 8" x 8' 3" (4.17m x 2.51m)

Double glazed window to front and rear, central heating radiator, spotlights, fitted wardrobes.

Bedroom Four

8' 11" x 8' 2" (2.72m x 2.49m)

Double glazed window to front, central heating radiator, ceiling light point.

Bathroom

Freestanding bath with freestanding tap and shower attachment, low flush wc, vanity wash hand basin, shower cubicle, heated towel rail, spotlights, ceiling light point, extractor fan, double glazed windows to side and rear.

Gym/ Garage

13' 8" x 8' 4" (4.17m x 2.54m)

Double glazed windows to rear and side, electric roller shutter door, central heating radiator, two ceiling light points.

Agents Note

The property benefits from having a security alarm/CCTV, being recently renovated and having double glazing and gas central heating.

Outside Rear

Patio area, lawn, sleepers with feature spotlights, double socket point, outside tap, side gate.









Ground Floor



First Floor

Total floor area 130.2 m² (1,401 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



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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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