

Connells

Park Hall Road
Goldthorn Park Wolverhampton

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Goldthorn Park Wolverhampton WV4 5DU

for sale offers in the region of
£295,000







Property Description

James Wenlock from the award-winning Connells Wolverhampton office is delighted to bring to the market this well presented and attractive three bedroom semi-detached family property in the popular area of Goldthorn Park.

The property comprises of an entrance hall, family lounge, separate dining room, modern refitted kitchen, three well proportioned bedrooms, modern fitted bathroom. Externally there is a generous driveway, side double gates leading to a car port, garage to rear and a good sized enclosed rear garden, making this property overall a fantastic family purchase.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And 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. Having local supermarkets nearby.

Entrance Hall

Double glazed door to front, double glazed window to side, radiator, door to lounge, stairs access.

Lounge

13' 1" x 11' 11" (3.99m x 3.63m)

Double glazed window to front, radiator, door to entrance hall, door to dining room.

Dining Room

13' 2" x 7' 5" (4.01m x 2.26m)

French doors to rear garden, door to lounge, radiator, door to kitchen.

Kitchen

9' 3" x 7' 5" (2.82m x 2.26m)

Double glazed door to side, double glazed window to rear, range of wall and base units, pantry cupboard, integrated oven, integrated microwave, dishwasher, gas hob, extractor.

First Floor Landing

Doors to various rooms, double glazed window to side, loft access.

Bedroom One

12' 9" x 9' (3.89m x 2.74m)

Double glazed window to front, fitted wardrobe, radiator, door to landing.

Bedroom Two

11' 4" x 8' 7" (3.45m x 2.62m)

Double glazed window to rear, radiator, door to landing.

Bedroom Three

7' 11" x 6' 9" (2.41m x 2.06m)

Double glazed window to front, radiator, door to landing.

Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window to front, Vaillant boiler in cupboard, spotlights, extractor and door to landing.

Outside Front

Large concrete print driveway with off road parking, wrought iron gates to side leading to car port and garage.

Garage

Up and over door to front.

Outside Rear

Enclosed rear garden with lawn area, concrete print patio area surrounded by a range of fencing.

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**

Total floor area 92.2 m² (992 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

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335797

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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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