





27 GOLDTHORN AVENUE

WOLVERHAMPTON, WV4 5AA

OFFERS IN THE REGION OF £365,000

FREEHOLD

Extended traditional three bedroom semi-detached home situated in an extremely popular location convenient for a wide range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre just a short drive away. The property makes an ideal family home and has been well maintained by the current owner over the years with accommodation comprising reception hall, separate living & sitting rooms, extended dining kitchen, utility, ground floor w.c, three double bedrooms, shower room, separate w.c, garage and a beautifully maintained split level garden to the rear.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

27 GOLDTHORN AVENUE

• Extended Traditional Three Bedroom Semi-Detached Home • Sought After Location Convenient For A Wide Range Of Amenities • Beautifully Presented & Maintained By The Current Owner • Exceptional Split-Level Rear Garden • Separate Living & Sitting Rooms • Extended Dining Kitchen • Useful Re-Fitted Utility • Ground Floor W.C





LOCATION

Goldthorn Avenue is situated in an established residential area, connecting Goldthorn Hill with Westbourne Road and accessible from Penn Road (A449). The neighbourhood benefits from a pleasant, leafy setting and offers convenient access to a range of nearby local amenities. Wolverhampton City Centre is also within easy reach, providing a wider selection of shops, services and leisure facilities. A choice of independent and state schools can be found in the surrounding area, while nearby public transport links provide convenient connections to the city centre and beyond.

APPROACH

The property is approached via a block paved driveway providing off road parking for multiple vehicles.

ENTRANCE PORCH

Door to the hallway.

RECEPTION HALL

Radiator, staircase to the first floor landing and doors to the living room, sitting room and dining kitchen.

LIVING ROOM

12'5" x 11'11"

Double glazed bay window to the front and radiator.

SITTING ROOM

12'11" x 12'2"

Double glazed windows to the rear, radiator, feature fireplace and a door opening out to the rear garden.

EXTENDED DINING KITCHEN

21'3" x 10'0"

Two radiators, ceiling down lighters, part tiled walls and a comprehensive range of fitted wall, drawer and base units with work surfaces over incorporating a stainless steel double sink with mixer tap. There are a number of integrated appliances including a built in electric oven, 4 ring hob, dishwasher and a fitted breakfast bar. A doorway provides access to the utility room.

RE-FITTED UTILITY ROOM

11'11" x 6'11"

Double glazed window to the rear, part tiled walls, ceiling down lighter and fitted work surfaces incorporating a stainless steel sink and mixer tap. There is ample space for various household appliances including plumbing for a washing machine, fridge freezer and dryer. Doors provide access to the rear garden and garage.

GROUND FLOOR W.C

Low level w.c.

FIRST FLOOR LANDING

Double glazed window to the front, loft access hatch and doors to:

BEDROOM ONE

12'7" x 10'9"

Double glazed window to the rear, radiator and a range of fitted bedroom furniture including wardrobes and a dressing table.

BEDROOM TWO

11'3" x 11'0"

Double glazed window to the front, radiator and a range of fitted bedroom furniture including wardrobes, over head storage and a dressing table.

BEDROOM THREE

9'8" x 9'3"

Double glazed window to the rear, radiator and a range of fitted bedroom furniture.

SHOWER ROOM

Double glazed window to the side, tiled walls, ceiling down lighters, towel rail and a contemporary suite comprising wash hand basin with a range of vanity units beneath and a corner shower enclosure.

SEPARATE W.C

Double glazed obscure window to the side, tiled walls and a low level w.c.

REAR GARDEN

To the rear of the property is a beautifully maintained and well established split-level garden featuring a number of paved seating areas, a peaceful rockery with a lawn beyond bordered by a number of mature shrubs, trees and plants.

GARAGE

16'6" x 7'3"

Power points, lighting and doors to the front and rear.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

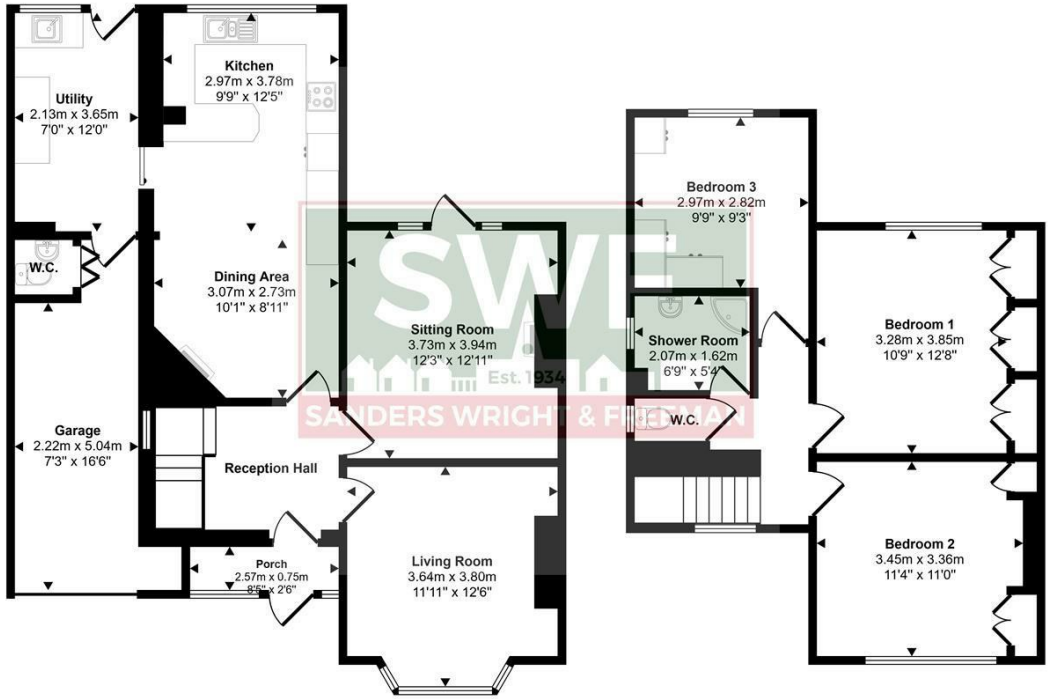
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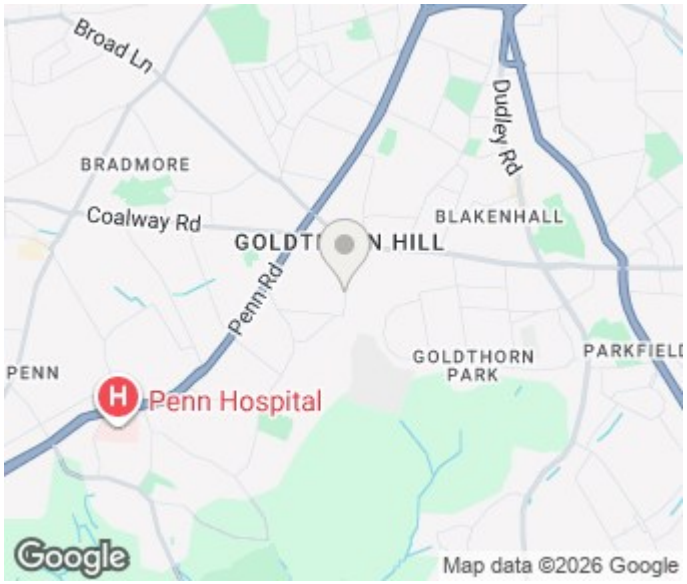
Approx Gross Internal Area
134 sq m / 1442 sq ft

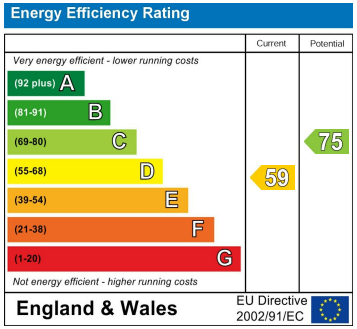


Ground Floor
Approx 85 sq m / 914 sq ft

First Floor
Approx 49 sq m / 528 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements