

Rees Page



20 Park Hall Road, Goldthorn Park, Wolverhampton, WV4 5EL

Situated within the established area of Goldthorn Park, to the South of the City, and well served by a diverse range of surrounding local amenities. This modernised and extremely well presented throughout, lovely semi-detached home commands viewing for full appreciation.

The three-bedroom home benefits from UPVC double glazing and radiator central heating, has the addition of a conservatory, and guests WC, and benefits further from a driveway, garage, and lawn gardens.

The property is offered with no upwards chain and curtains/carpets/light fittings and blinds are included.

EPC - D(56)

Title - Freehold

Offers Around

£279,500



Ground Floor

Entrance

Is made via a double-glazed doorway into a Reception Hall, with ceiling light, telephone point, radiator with cover, and door into.

Lounge

12' 9" x 12' 0" (3.89m x 3.66m)

With a double-glazed bow window to the front, ceiling light, coving, radiator with cover, ornate fireplace with gas fire/back boiler, TV point, and opening into.

Dining Room

12' 2" x 7' 6" (3.71m x 2.29m)

With a ceiling light, coving, dado rail, radiator with cover, patio doors to conservatory, and door into.

Kitchen

11' 4" (max) x 7' 5" (3.45m x 2.26m)

Having a range of fitted wall and base cupboards with roll edge work surfaces, inset sink & drainer, tiled splashbacks, laminate flooring, plumbing for a washing machine, new world electric oven & hob, extractor hood, strip light, coving, double glazed side door and rear window.

Conservatory

14' 4" (max) x 8' 11" (max) (4.37m x 2.72m)

With double glazed window and doors to . Ceiling light and fan, TV point, laminate flooring, door into.

Guest WC

With a handwash basin, WC, radiator, ceiling lights, coving, laminate flooring, and double-glazed window to rear.

Stairs rise from the hallway to a first floor.

First Floor

Landing

With a double-glazed side window, coving, loft access hatch (with pull down ladder), dado rail, built-in cupboard, and doors into.

Bedroom One

12' 11" x 9' 0" (3.94m x 2.74m)

With a ceiling light, coving, TV point, radiator, built-in wardrobe, and double-glazed front window.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)

With a ceiling light, coving, built-in wardrobe, radiator, and double-glazed rear window.





Bedroom Three

8' 0" (max) x 6' 0" (max) (2.44m x 1.83m)

With a ceiling light, radiator, stairs bulkhead, and a double-glazed front window.

Shower Room

With a walk-in shower cubicle, sink with cupboard below, WC, coving, towel rail radiator, mirrored cupboard, extractor fan, ceiling lights, laminate flooring, and a double-glazed rear window.

Outside

To the rear is a well-presented garden with lawn, well stocked borders, patio area. To the side is a block paved driveway, gated, and with access to the detached garage, plus cold water tap and wall light.

To the fore is a landscaped garden of lawn, flower beds, and block paved driveway.



Garage

16' 7" x 7' 5" (5.05m x 2.26m)

With strip lights, power points, shelving, work bench, double glazed rear window, and double doors to the front.

Location

The property is situated within an established area, South of the City, and well served by a wide range of local amenities.

From the A459 Wolverhampton Road, turn into Dudding Road then immediately right into Park Hall Road, follow round for a short distance and the property can be found on the right-hand side.

For SATNAV please use the postcode WV4 5EL



NB

The property forms part of an estate, as such there is no upwards chain.

Probate has been granted.

Curtains/carpets/light fittings/blinds are all included.

Any remaining contents are potentially available by separate negotiation.

Offers are invited for consideration.

Viewing is strictly by prior appointment and made via the agent.

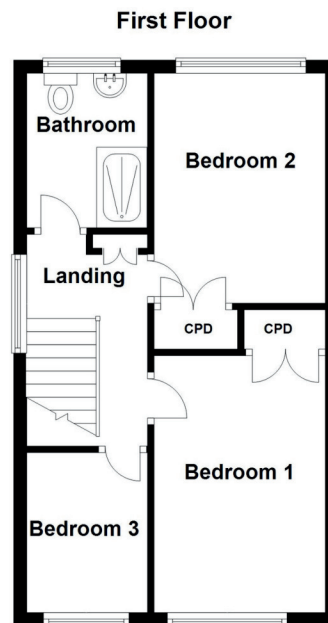
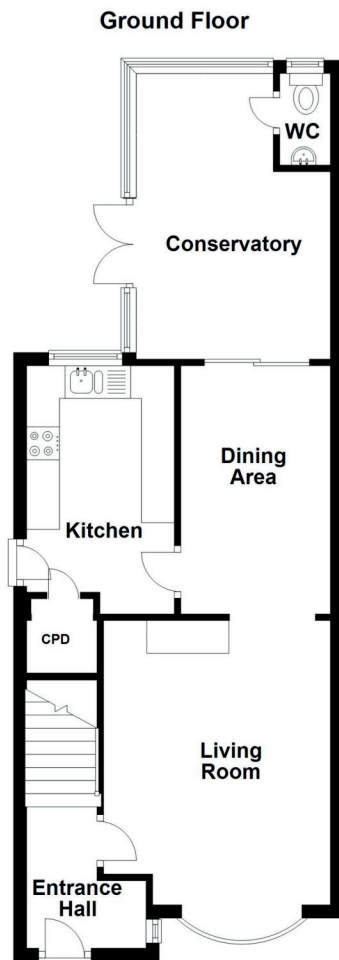


Title

We are advised that the property is Freehold.

Wolverhampton Council Tax Band – C = £2,040.01

EPC - D(56)



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

20 Park Hall Road, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577777

M: 07809 699553

Email: property@reespage.com

Rees Page

www.reespage.com

01902 577775