



**Goldthorn Avenue, Penn
Wolverhampton, WV4 5AA**

Offers in Excess of £285,000



INTERIOR VIEWING IS HIGHLY RECOMMENDED - A substantial semi-detached property providing excellent family accommodation offered for sale with no upward chain. This extremely well presented and improved home with three good size bedrooms and an impressive loft room, is situated in a popular residential area off Goldthorn Hill local to a range of amenities and within 2 miles of Wolverhampton City centre.

This impressive and stylish residence benefits from further noteworthy features including: two reception rooms, a stylish fitted breakfast kitchen with integrated appliances, modern first floor bathroom, a private rear garden with delightful timber decking area and lawn area, ample off road parking to the front, central heating and uPVC double glazing.

Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

Approach By way of concrete imprint driveway providing off road parking for numerous vehicles.

Reception Hall Having double glazed front door, central heating radiator and laminate flooring.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

Living Room 17' 5" x 11' 5" (5.30m x 3.48m) Having two central heating radiators, laminate flooring and double glazed sliding door to the rear garden.

Dining Room 12' 11" x 12' 8" (3.93m x 3.86m) Having central heating radiator, laminate flooring and double glazed window.

Breakfast Kitchen 14' 1" x 9' 0" (4.29m x 2.74m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with five ring gas hob and cooker hood. Integrated refrigerator, freezer and dishwasher, range of fitted wall cupboards, breakfast bar and plumbing for washing machine. Cupboard housing combination boiler, ceramic wall and floor tiling, double glazed window and door leading out.

Landing Having double glazed window and stairs to loft room.

Bedroom One 13' 2" x 11' 5" (4.01m x 3.48m) Having central heating radiator and double glazed window.

Bedroom Two 12' 4" x 8' 7" (3.76m x 2.61m) Having walk in wardrobe, central heating radiator and double glazed window.

Bedroom Three 9' 8" x 7' 10" (2.94m x 2.39m) Having built in storage cupboard, central heating radiator and double glazed window.

Loft Room 12' 2" x 11' 2" (3.71m x 3.40m) Having storage cupboard and two storage areas in the eaves, central heating radiator and two Velux type windows.





Bathroom 7' 0" x 6' 10" (2.13m x 2.08m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, cold water tap, neat lawn area, timber decking area, garden shed and gated side access.

Buyers Information In line with UK anti-money laundering regulations, 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 £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: C

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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GROUND FLOOR 1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the information contained here, implementation of plans, designs, leases and any other documents are the responsibility of the vendor and not the agent. The agent has not tested any of the services or equipment and no guarantee is given in respect of them. The prospective purchaser should satisfy themselves as to the working order of all such items. The agent has not tested any of the services or equipment and no guarantee is given in respect of them. The prospective purchaser should satisfy themselves as to the working order of all such items.

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: