29 Goldthorn Avenue, Penn, Wolverhampton, WV4 5AA

BERRIMAN
EATON

29 Goldthorn Avenue, Penn, Wolverhampton, WV4 5AA

A well presented and well proportioned semi-detached property with three double bedrooms, a lovely garden and ample parking. NO UPWARD CHAIN.

LOCATION

Goldthorn Avenue runs between Goldthorn Hill and Westbourne Road, off the Penn Road (A449) and stands in a well-established and leafy residential neighbourhood, close to a variety of local amenities and within easy travelling distance of the more extensive facilities afforded by Wolverhampton City Centre itself. The area is well served by both independent and maintained schools and public transport can be found nearby.

DESCRIPTION

29 Goldthorn Avenue has been well looked after by the current owners and offers well proportioned accommodation over two storeys. The ground floor has two reception rooms, a dining kitchen, laundry and guest cloakroom and the first floor has three double bedrooms, one with a balcony and a family bathroom. There is ample parking to the front of the property along with a garage and a lovely rear garden.

ACCOMMODATION

A glazed and leaded PORCH with tiled floor has a composite door opening into the HALL with wooden flooring and a small understairs cupboard. The LOUNGE has a double glazed bay window to the front, coved ceiling, picture rail, an open fire with painted slips and formal surround and ceiling cornice. The SITTING ROOM has double glazed French doors and windows to the rear garden, coved ceiling, wiring for wall lights, an open fire with marble surround and hearth and formal mantle (a gas connection is available should buyers so wish) and ceiling cornice. The contemporary DINING KITCHEN has a range of wall and base units with butchers block working surfaces, tiled splash back and under cupboard lighting, a four ring gas hob with stainless steel splash back and extractor fan over and electric oven beneath, a one and a half bowl stainless steel sink with double glazed window over, space for a fridge freezer, tiled flooring and ample space for dining, a decorative, period cast iron stove, wiring for a wall mounted TV, double glazed French doors to the garden and an open doorway to a REAR HALL with a double glazed door to the garden, a GUEST CLOAKROOM with WC and wall hung wash basin and a LAUNDRY with space and plumbing for a washing machine and tumble dryer with working surface over, cream wall units and a double glazed window to the rear.

Stairs from the hall rise to the first floor landing with a double glazed window to the front and access to the loft. BEDROOM ONE is a good size double room with a double glazed window with far reaching views, fitted wardrobes, picture rail and a cast iron fireplace. BEDROOM TWO is also double in size with double glazed windows to the front, fitted wardrobes and a feature wood panelled wall and BEDROOM THREE is also double in size with a double glazed window to the rear garden, fitted wardrobes and double doors onto a wrought iron balcony with a circular staircase to the rear garden. The BATHROOM has a p-shaped bath with shower over and tiled surround, vanity unit with wash basin and cupboards, WC, tiled floor and two double glazed windows.

OUTSIDE

29 Goldthorn Avenue sits behind a DRIVEWAY laid in imprinted concrete affording off road parking for several vehicles with mature shrubs to the borders. The GARAGE with an electric roller shutter door, electric light and power, a wall mounted Worcester Bosch gas central heating boiler and a courtesy door to the rear.

There is a side gate to the lovely REAR GARDEN with seating areas laid in pebbles and paving with steps with planted borders to the side leading to a further paved patio with a shaped lawn beyond with planted shrubs and flowering borders. There is a cold water supply, lighting and electrical points

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
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 check availability and speeds.
The long term flood defences website shows very low risk.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£349,950

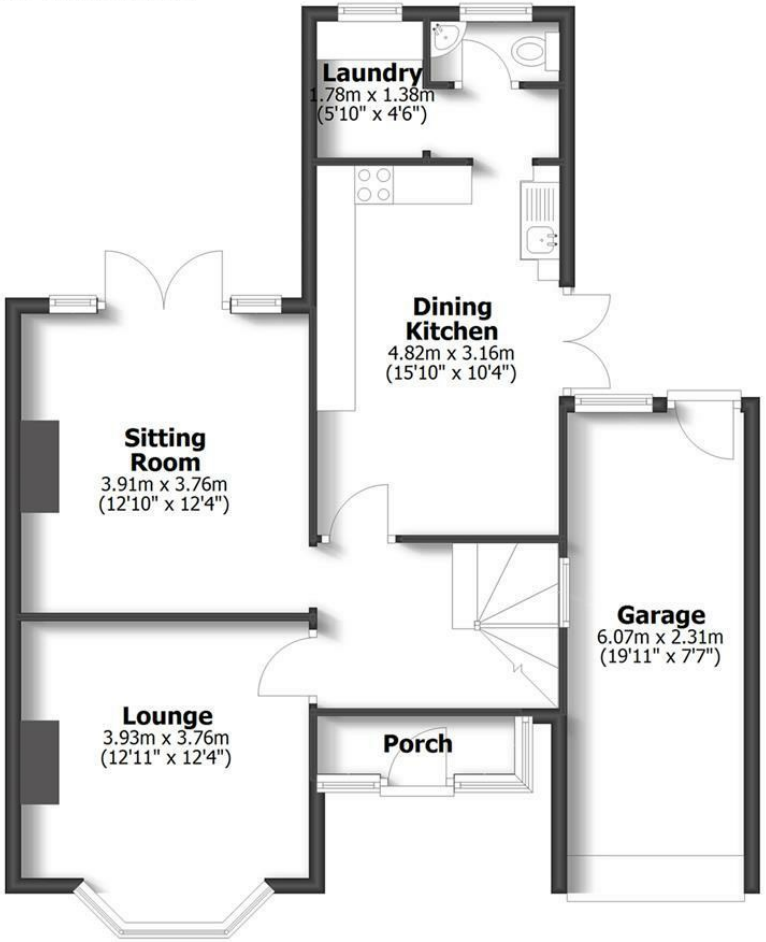
EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

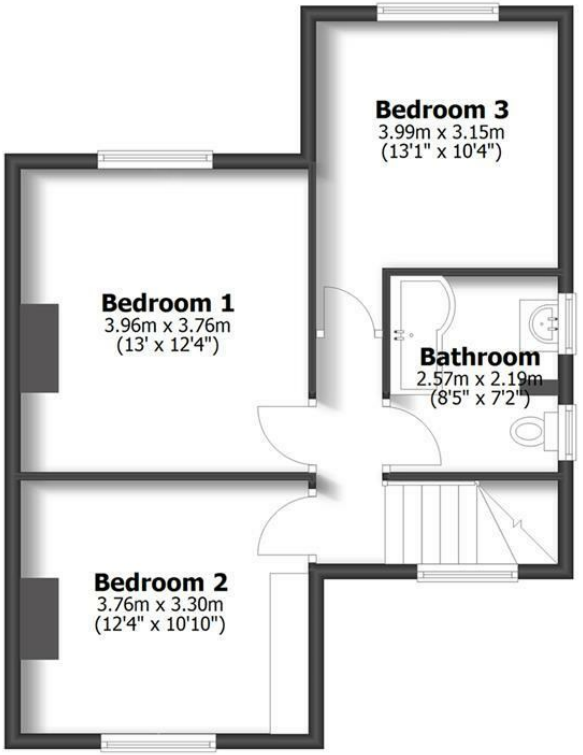
29 Goldthorn Avenue
Penn

HOUSE:	109.6sq.m.	1180sq.ft.
GARAGE:	14sq.m.	151sq.ft.
TOTAL:	**123.6sq.m.**	**1331sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor