



Goldthorn Hill,  
Wolverhampton,  
WV2 3HP

Offers In Region Of £160,000



**NO CHAIN - Cash Buyers Only - Spacious semi-detached home requiring an extensive scheme of modernisation.**  
Situated in an extremely popular location near to local shops and amenities. Driveway, hall, two living rooms, breakfast kitchen, three generous bedrooms, bathroom with separate w.c.

**SUMMARY** Spacious three bedroom semi-detached home requiring modernisation throughout available with no onward chain. Situated in an extremely popular location near to local shops and amenities the property offers a wealth of potential and comprises reception hall, living room, sitting room, breakfast kitchen, veranda, three generous bedrooms and bathroom with separate w.c. A front driveway provides parking for several cars and to the rear is a lawned garden.  
Cash Offers Only.

**APPROACH** The property is approached via a driveway for several cars.

**ENTRANCE PORCH**

**RECEPTION HALL** Staircase to the first floor landing and doors to:

**LIVING ROOM 14' 0" x 10' 11" (4.28m into bay x 3.34m)**

Bay window to the front and tiled fire place.

**SITTING ROOM 11' 11" x 10' 11" (3.64m x 3.33m)**

Double-glazed window to the rear, tiled fireplace and door to the rear veranda.

**BREAKFAST KITCHEN 16' 7" x 9' 11" (5.07m x 3.04 max, 1.93m min)**

Windows to the rear, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 1 1/4 bowl sink and drainer unit with mixer tap. A door leads through to the veranda.

**VERANDA 15' 9" x 8' 11" (4.81m x 2.72m)**

Having a utility section where there is plumbing for a washing machine and electric power points. Doors give access to the garage and rear garden.

**FIRST FLOOR LANDING**

**BEDROOM ONE 14' 5" x 10' 11" (4.4 into baym x 3.34m)**

Bay window to the front

**BEDROOM TWO 11' 0" x 9' 5" (3.36m x 2.88m)**

Double-glazed window to the rear.

**BEDROOM THREE 10' 11" x 6' 11" (3.34m x 2.12m)**

Double-glazed window to the rear.

**BATHROOM** Double-glazed window to the rear, part tiled walls, panelled bath and pedestal wash hand basin

**SEPARATE W.C.** Double-glazed window to the front and low-level w.c.

**REAR GARDEN** To the rear of the property is an enclosed lawned garden.

**SIDE GARAGE** There is a side garage in need of repair.



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