



24 PARK HALL ROAD WOLVERHAMPTON, WV4 5EL

OFFERS IN EXCESS OF £300,000
FREEHOLD

Impressive three-bedroom semi-detached home located on the ever-popular Goldthorn Park Estate, offering excellent access to local schools, shops and public transport. Available with NO ONWARD CHAIN, this spacious and versatile property features three reception rooms, well-appointed kitchen, ground floor shower room, first floor bathroom, and three generous sized bedrooms. Externally, the property benefits from a driveway providing ample off-road parking for several vehicles and a good-sized rear lawned garden.



SANDERS WRIGHT & FREEMAN

24 PARK HALL ROAD

- NO ONWARD CHAIN • THREE RECEPTION ROOMS • SHOWER ROOM AND BATHROOM • DRIVEWAY FOR SEVERAL VEHICLES • GENEROUS REAR GARDEN • CONVENIENT FOR LOCAL SCHOOLS • LOCAL SHOPS AND PUBLIC TRANSPORT NEARBY



APPROACH

The property is approached via a driveway providing off road parking for several vehicles.

ENTRANCE LOBBY

Double-glazed window to the side, doorway to the living room.

LIVING ROOM

21'9" x 15'1" max, 12'5" min

Double-glazed window to the front, radiator, open plan staircase to the first floor landing.

SITTING ROOM

17'5" x 7'10"

Double-glazed window to the front, radiator, doorway to the rear lobby.

DINING ROOM

11'3" x 7'4"

Double-glazed window to the rear, radiator, doorway to the kitchen.

KITCHEN

11'3" x 7'4"

Double-glazed window to the rear, radiator, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven, four ring gas hob, space for a fridge freezer, and a doorway to the rear lobby.

REAR LOBBY

Doors to the shower room and rear garden.

UTILITY AREA

Plumbing for a washing machine.

GROUND FLOOR SHOWER ROOM

Double-glazed obscure window to the rear, radiator, tiled walls, suite comprising pedestal wash basin, close-coupled, and shower enclosure.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

13'0" x 8'11"

Double-glazed window to the front, radiator.

BEDROOM TWO

11'4" x 8'6"

Double-glazed window to the rear, radiator.

BEDROOM THREE

8'0" x 6'1"

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed obscure window to the rear, radiator, built in airing cupboard, suite comprising panelled bath, pedestal wash basin, and close-coupled w.c.

REAR GARDEN

To the rear of the property is a generous enclosed lawned garden.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, <https://www.gov.uk/check-long-term-flood-risk> 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>

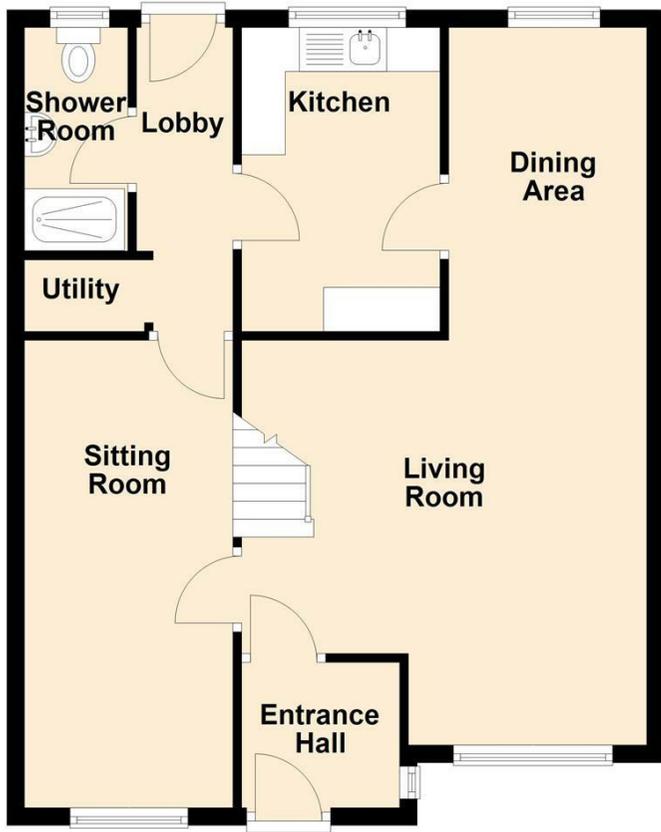
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England -

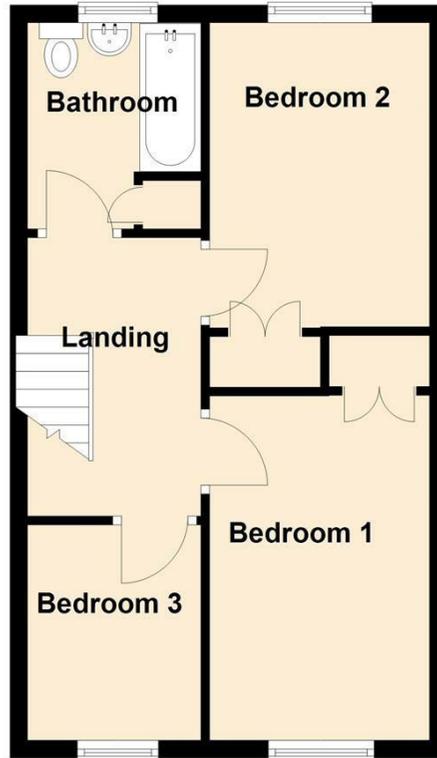
24 PARK HALL ROAD



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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