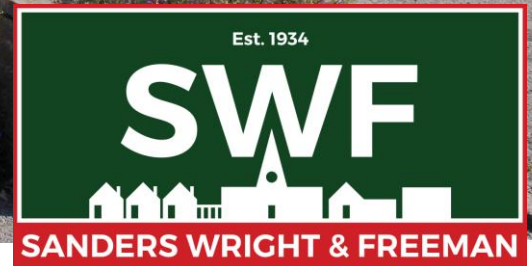




7 Park Drive  
Goldthorn Park,  
Wolverhampton,  
WV4 5AH

**Offers In Region Of £300,000**



Most impressive 3 bedroom split level bungalow boasting many fine features of which particular note is the recently added conservatory offering delightful views over the mature rear garden. Approached via driveways providing off road parking the versatile accommodation includes reception hall, spacious living room, dining area, modernised kitchen, two double bedrooms, single bedroom three / study and bathroom. On the lower level is a spacious laundry room/utility, w.c and garage.

**APPROACH** The property is approached via two driveways providing off road parking for several vehicles. There is access to a lower level garage and the upper level entrance porch.

**ENTRANCE PORCH** Double-glazed entrance porch with doorway to the reception hall.

**RECEPTION HALL** Doors to the living room, study/bedroom three and steps up to the two principle bedrooms and a bathroom. There is a built in linen cupboard and loft access hatch.

**LIVING ROOM 16' 11" x 12' 5" (5.16m x 3.8m)**

Double-glazed window to the front, attractive feature fireplace with granite hearth and an archway through to the dining room.

**DINING ROOM 11' 1" x 10' 0" (3.38m x 3.05m)**

Double-glazed double doors opening through to the conservatory, radiator and doorway through to the kitchen.

**CONSERVATORY 11' 8" x 10' 6" (3.57m x 3.21m)**

A superb addition to the property offering delightful views across the mature rear garden. There are triple-glazed windows and double doors leading to an elevated decking area.

**RE-FITTED KITCHEN 10' 0" x 8' 2" (3.05m x 2.51m)**

Double-glazed window to the rear, part tiled walls and a range of fitted wall, drawer and base units with granite work surfaces above incorporating a sink and drainer with mixer tap, and built in electric oven with four ring induction hob. There is space for a fridge freezer, plumbing for a dishwasher and a doorway to a staircase to the lower level.

**BEDROOM THREE / STUDY 10' 0" x 8' 0" (3.05m x 2.46m)**

A useful inner room ideal as an additional bedroom or study.

**BEDROOM ONE 11' 6" x 10' 11" (3.51m x 3.35m)**

Double-glazed window to the front, radiator and fitted double wardrobes with over head storage.

**BEDROOM TWO 11' 10" x 10' 5" (3.63m x 3.18m)**

Double-glazed window to the rear and radiator.

**BATHROOM** Double-glazed obscure window to the side, radiator, ceiling down lights, tiled walls and suite comprising close-coupled w.c, pedestal wash hand basin and corner bath with shower above.

**LOWER LEVEL LOBBY** Door to the rear garden, staircase to the kitchen and door into the laundry room / utility.

**LAUNDRY ROOM / UTILITY 12' 0" x 11' 7" (3.66m max x 3.55m max)**

Radiator, fitted stainless steel sink and drainer unit with store cupboard beneath and plumbing for a washing machine. There is access to a w.c and the garage as well as a doorway to the cellars which provide excellent storage facilities.

**W.C.** Obscure window to the side, radiator, close-coupled w.c. and corner wash hand basin.

**GARAGE 17' 3" x 12' 0" (5.26m x 3.66m)**

Up and over door to the front, electric power points and lighting.

**REAR GARDEN** To the rear of the property is a generous and well maintained mature lawned garden

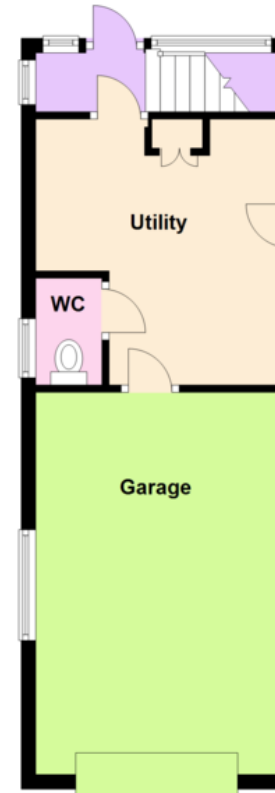


**Offers In Region Of £300,000**

### Ground Floor



### Lower Level



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