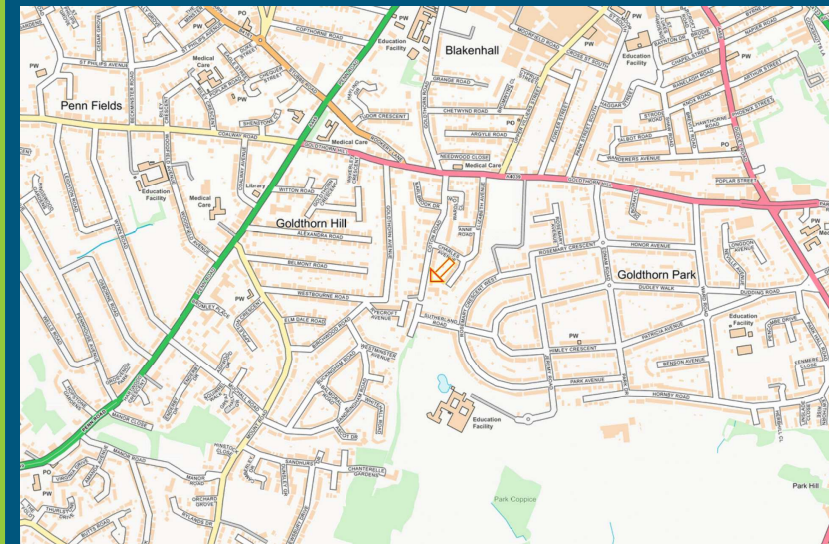




**53 Coton Road**, Goldthorn, Wolverhampton, WV4 5AT

Asking Price: £275,000

**THOMAS HARVEY**  
ESTATE AGENTS



## Two Bedroom Semi Detached Property in Popular Residential Area

Occupying a choice cul de sac position located just off Goldthorn Hill and therefore in an established residential area, set well back from the road, this individually designed semi-detached dormer style property offers surprisingly spacious living accommodation with the benefit of bedroom accommodation on both floors.

Deceptive externally and designed to utilise the maximum space, the versatile accommodation includes porch to reception hall, 18ft living room, breakfast kitchen with useful utility/ sun room adjacent and garage could be used for a multitude of purposes. The ground floor also features a double bedroom and fitted cloakroom. On the first floor there is a large master bedroom with built in wardrobes and a well-appointed bathroom with white suite. At the front of the property is a driveway providing plenty of off road parking and the good size rear garden provides a pleasant outlook.

Offering an excellent opportunity for purchasers requiring a property to extend and restyle to own requirements, the gas centrally heated and double glazed accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



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**Reception Porch:** PVC double glazed sliding door with matching side window and tiled effect vinyl flooring.

**Entrance Hall:** Internal aluminium double glazed door & window, radiator and stairs to first floor with built in cupboard below.

**Garage:** 16'5" (5.00m) x 8ft (2.45m)

'Up & Over garage door, power, lighting, wall mounted gas fired central heating boiler and PVC double glazed window & door to side.

**Living Room:** 17'3" (5.25m) x 11'4" (3.45m)

Marble style fireplace & hearth with gas fire, radiator, coved ceiling and double glazed picture window to front.

**Breakfast Kitchen:** 14'11" (4.55m) x 10'6" (3.20m)

Fitted with a matching suite of laminate units comprising stainless steel 1.5 drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards with concealed extractor hood, recess & gas point for cooker, radiator, plumbing for washing machine, tiled effect vinyl flooring and double glazed windows & doors to rear.

**Utility/ Sun Room:** 9'10" (3.00m) x 6'7" (2.00m)

Built in cupboards & worktop, laminate effect vinyl flooring and double glazed window & door to rear.

**Downstairs Bedroom Two:** 10'8" (3.25m) x 8'10" (2.70m)

Radiator and double glazed window to rear.

**Fitted Cloakroom:** Low level WC, sink unit, radiator, part tiled walls, vinyl flooring and double glazed window to side.

### First Floor Landing

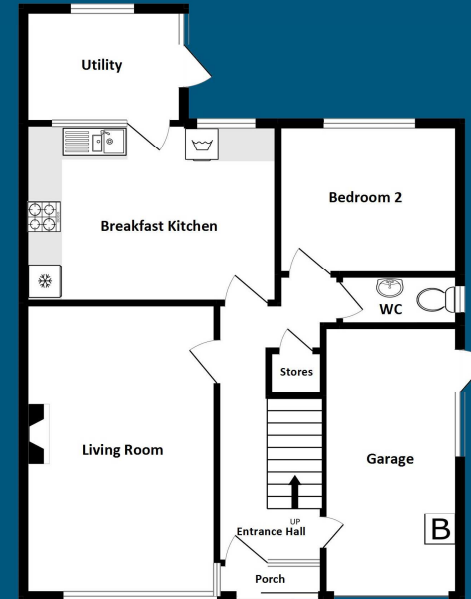
**Bedroom One:** 14'7" (4.45m) x 11'2" (3.40m)

Full length built in wardrobes, radiator and double glazed window to front.

**Bathroom:** 8ft (2.45m) x 7'1" (2.15m)

Fitted with a white suite comprising panelled bath with shower spray, low level WC, pedestal wash hand basin, radiator, built in airing cupboard, tiled walls, tiled effect vinyl flooring, extractor fan and double glazed window to side.

**Rear Garden:** Landscaped with full paved patio, steps down to lawn, gravelled area, variety of shrubs & trees, surrounding fencing and a brick outbuilding.



## Ground Floor

Approx.: 775sq feet (72.0sq metres) Approx.

Total Floor Area: 1023sq feet  
(95.0sq metres)



## First Floor

Approx.: 248sq feet (23.0sq metres)

### PROPERTY MISDESCRIPTION ACT 1991

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

### MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.







