



nick tart

193 Goldthorn Hill, Wolverhampton, WV2 4QB



Ground Floor



Floor 1



Floor 2



Approximate total area[®]

2279.89 ft²

211.81 m²

Reduced headroom

84.13 ft²

7.82 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



193 Goldthorn Hill Wolverhampton WV2 4QB

- Entrance hall with WC
- Living Room
- Family & Dining Room
- Utility
- Kitchen
- Office space & Gym Room
- 4 Bedrooms
- House bathroom & En-suite

The accommodation in further detail comprises...

Ground floor

Opening with a composite front door, wood effect flooring, internal single-glazed window, X2 radiators, staircase rising to the first floor, understairs storage cupboard and door to...

Downstairs WC which has pedestal wash hand basin, wood effect flooring and WC.

Living Room which has feature fireplace, radiator, inset spot lighting and UPVC triple-glazed window to the fore and radiator.

Family & Dining room which has *parquet* style wood effect flooring, X2 radiators, inset spot lighting and sky light whilst an archway leads to...

Utility space which has work surface with storage under, plumbing for washing machine, space for dryer, radiator, inset spot lighting, tiled flooring and steps lead down to...

Kitchen which has a substantial matching range of wall and base level units with work surfaces over, five ring gas hob with extractor fan over, island unit with double sunken *Belfast* style sink with mixer tap, integrated dishwasher, separate double oven, separate inset electric oven and microwave, space for *American style* fridge freezer, X3 sky lights, X2 radiators, tiled flooring, UPVC double-glazed doors and windows lead outside whilst an internal door leads to the unique **office space**, storage area and...

Gym which has wood effect flooring, radiator, hatch to roof space, inset spot lighting and UPVC triple glazed window to the fore.

First floor

Split landing with X2 radiators and staircase rising to the third floor lead too...

House bathroom enjoys a sunken bath with mixer tap and shower attachment, separate shower cubicle, heated towel rail, wash hand basin with vanity unit under, WC, tiled flooring and UPVC double-glazed window with obscure glass to the side.

Bedroom which has inset spot lighting, radiator and UPVC double-glazed window to the rear.

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Master bedroom which enjoys inset spot lighting X2 radiators, industrial light fittings, X2 UPVC triple glazed windows, alcove either side of the chimney breast allowing for *'his' and 'her'* freestanding wardrobes and an internal door leads to...

Ensuite which has a free-standing bath, shower cubicle, WC, tiled flooring, hatch to roof space, inset spot lighting, heated towel rail and UPVC triple glazed window with obscure glass to the fore.

Loft room which offers eaves storage, radiator and double-glazed Velux window.

Outside

To the front of the property is a driveway that allows off road parking and the garden has a large patio area thought ideal for entertaining with bricked steps leading up to a generous lawn surrounded by purpose built Victorian style brick wall.

EPC - D64

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band B (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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