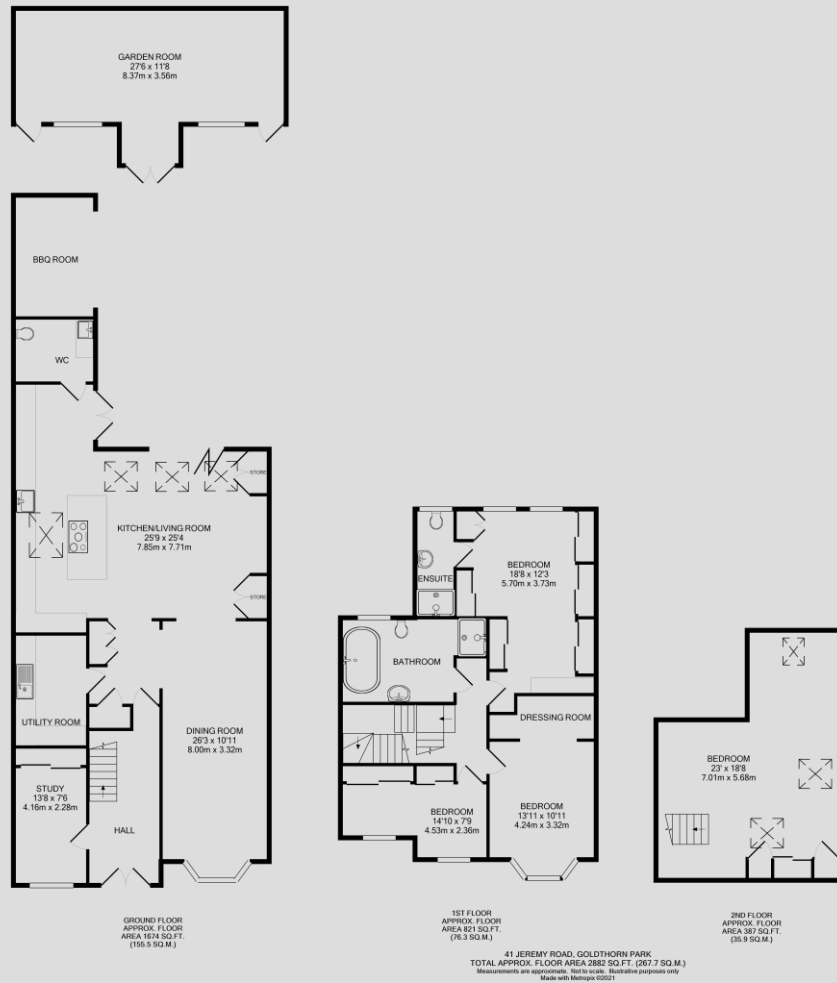


41 Jeremy Road, Goldthorn Park, Wolverhampton, WV4 5BZ



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Undoubtedly one of the finest examples of its type, this incredible three story detached smart home offers an extensive and comprehensive range of modern living with executive appointments and fittings throughout the spacious and luxuriously appointed living accommodation which incorporates high end technology within all areas of the property and quite honestly must be viewed internally by those discerning buyers looking to acquire a property that captivates all the aspects of present day lifestyle requirements and modern living.

- Fitted study/home office
- Spacious dining area
- Refitted utility
- Large open sitting/family area
- Fully equipped breakfast kitchen and F/C
- Four double bedrooms (master en-suite)
- Large family bathroom
- Ample off-road parking
- Landscaped rear garden & brick garden room
- EPC: C73



The property itself was originally constructed around the 1930's to a traditional design, but as you can gather the present owners have spared no expense in completely transforming this family home into 'one of a kind living', which incorporates a host of quality appointments including underfloor heating to the ground floor, integrated vacuum/sound system together with ambience/mood lighting, and electric blinds to the windows. The living accommodation which enjoys the benefits of traditional gas central heating on the first floor, and double glazing further comprises of inviting entrance hall, extensively fitted home office, open plan lifestyle living with dining area, cloak storage and fully equipped fitted bar, refitted separate utility, composite worktops, sink unit and plumbing for automatic washing machine and tumble dryer, sitting/family area having extensive storage, ambience and mood lighting, bifolding doors leading into the rear garden. Undoubtedly one of the main features of this property is the quite amazing fully equipped fitted kitchen with a Franke hot/cold water tap, range of base and wall cabinets, with quartz worktops and strategically positioned island unit, there are an abundance of integrated appliances with built in microwave and combination oven, together with a steam combination oven and integrated Liebherr fridge & freezers, there is also a Luce Hotpoint deep fat fryer and slow cooker and a separate induction hob and gas hob with a Faber extractor. Also directly off the kitchen is fully fitted Fiora cloakroom which brings an excellent end to the ground floor living accommodation.

Oak stairs lead from the entrance hall to the first floor landing, providing access into the master suits with a full range of fitted furniture and large en suite. Bedroom 2 enjoys a large picture window and fitted furniture with walk in wardrobe. Bedroom three has a range of fitted wardrobes and a dressing table with drawers. Large luxury appointed family bathroom with separate shower cubicle. Staircase rises from the first floor landing to the second floor, bedroom four with sitting area and study, fitted wardrobe and eaves storage.

Outside the property enjoys a full width Crete print driveway. The rear garden has the benefit of a raised patio and covered bbq/entertainment area, with steps leading down to the main lawn – an additional sun terrace and a full width detached garden/leisure room, which could also be used as a separate home office if so required.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected, the boiler is housed in the loft

Council Tax – Band D (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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com



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