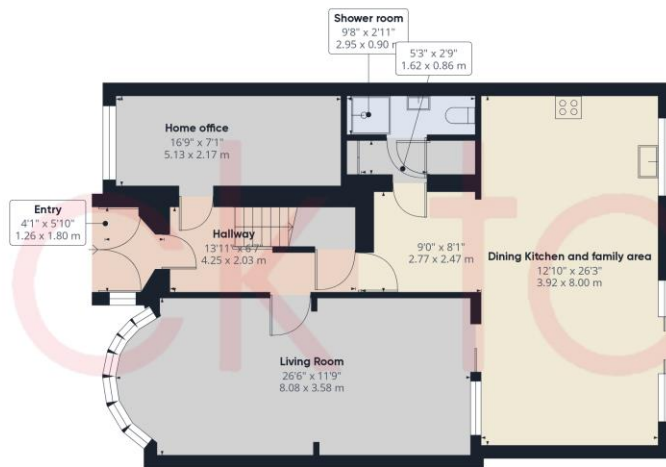




8 Ward Road, Goldthorn Park, Wolverhampton, WV4 5

nick tart



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1661.09 ft²

154.32 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



This substantial family home has been sympathetically extended and completely renovated throughout to now provide a both spacious and versatile layout of accommodation over two floors to include a number of quality appointments and fittings throughout and therefore we are advising prospective buyers to make an early appointment to inspect the property in order to avoid disappointment.

- Double-glazed reception porch
- Good sized entrance hall
- Home office
- Large living room
- Full width dining kitchen and family area
- Ground floor shower room and utility area
- A choice of 5 first floor bedrooms with master ensuite
- Good size family bathroom
- Creteprint driveway providing off road parking
- Large rear garden

The property itself is situated in a popular and established residential area a short driving distance from Wolverhampton City Centre but enjoying a plethora of local shops, schools and public transport services within an easy walking distance.

The living accommodation which enjoys the benefit of high-quality vinyl flooring, LED lighting and contemporary radiators throughout the majority of the accommodation which in further detail comprises...

Ground floor

Double-glazed reception porch

Separate entrance hall with understairs stores

A most **useful home office/ ground floor bedroom** if required.

There is a lovely **good sized living room** with double-glazed bay window and double-glazed sliding patio door into...

Large full width dining kitchen and dining area with kitchen having a matching suite of units comprising of stainless steel single drainer sink unit with a range of soft closing cupboards and doors, tiled splash backs, built in five ring gas hob with extractor over, American fridge freezer recess, a range of wall cabinets with under lighting, concealed Vaillant gas central heating boiler and feature LED coving and plinth lighting

Separate dining area with bi-folding doors leading into the rear garden.

Directly off the kitchen is a small **utility area** with plumbing for automatic washing machine and access into the well appointed shower room.

Stairs lead from the entrance hall to the...

First floor

Landing which provides access to a choice of **five bedrooms with master ensuite**, separate **family bathroom** having panel bath with shower spray, close coupled WC, vanity unit, feature LED ceiling lights and bath plinths.

Outside

The property is approached via a good sized creteprint driveway providing ample off-road parking.

There is also a long mature garden to the rear enjoying a full width patio area.

EPC - E40

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band (C) (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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