



4 Benson Avenue, Goldthorn Park

THOMAS HARVEY
ESTATE AGENTS

Extensively Extended Five Bedroom Two Bathroom Semi-Detached Family House in A Small Cul-de-sac In One Of The Most Favoured Addresses On Goldthorn Park

4 Benson Avenue, Goldthorn Park, Wolverhampton, WV4 5HB
Asking Price: £400,000

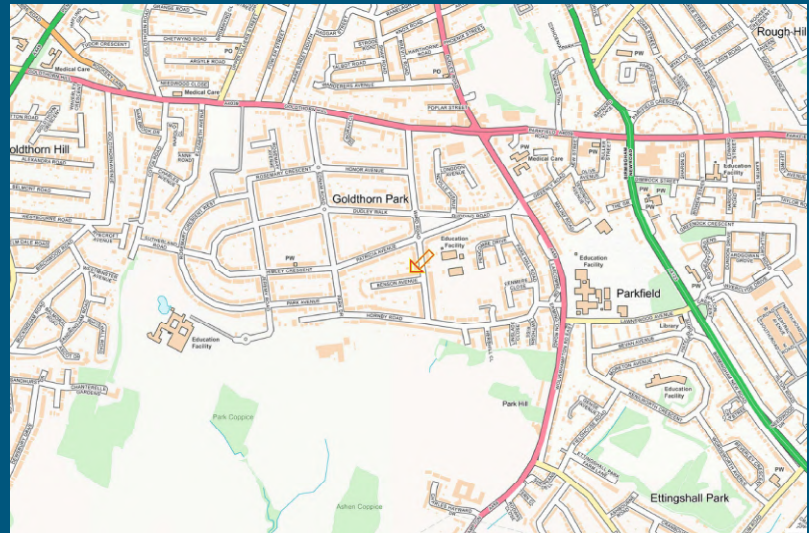
Tenure: Freehold
Council Tax: Band C – Wolverhampton Council
EPC Rating: D (64) No:
Total Floor Area: 1701sq feet (158.0sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Situated in one of the most favoured locations on Goldthorn Park and set well back from the road by a walled & paved driveway, 4 Benson Avenue occupies a prominent position in the small select cul-de-sac just off Ward Road, this imposing & distinctive detached property has been extensively extended & restyled over the years to create an impressive high standard of accommodation, ideal as a family house.

The internal layout has been reconfigured to utilise the maximum space, with the generous and versatile interior now including reception porch & entrance hall, front sitting/ dining room, 24ft living room, breakfast kitchen with a range of built in appliances and a rear lobby leading to the downstairs shower room. The ground floor has also had a garage conversion to now provide a useful home office, playroom or gym area. On the first floor there are now five bedrooms and a well appointed family bathroom. Accessed via a pull down ladder from the landing is the useful loft room/ office which could be used for a multitude of purposes.

At the front of the property is a paved double width driveway providing off road parking for several vehicles and the rear garden has been landscaped to offer low maintenance whilst creating an excellent & useable outdoor space.

Convenient for the majority of amenities including schools, shops, public transport routes and within easy access of the city centre, viewing is highly recommended to appreciate this excellent property! Offered with no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Porch: PVC double glazed door with full height matching windows and wood effect tiled flooring. **Entrance Hall:** Internal PVC double glazed door and matching side windows, radiator, staircase to first floor with storage cupboard below, wood effect tiled flooring and archway to:

Home Office/ Gym/ Playroom: 19ft (5.80m) x 6'11" (2.10m)

Radiator, wood effect tiled flooring and double glazed window to front.

Sitting/Dining Room: 14'5" (4.40m max) x 11'10" (3.60m)

Marble effect fireplace & hearth with decorative surround including gas coal fire, radiator, laminate flooring, coved ceiling and double glazed bay window to front.

Extended Living Room: 23'8" (7.25m max) x 11'4" (3.45m max)

Marble effect fireplace & hearth with decorative surround including gas coal fire, radiator, coved ceiling and double glazed patio doors to rear garden.

Breakfast Kitchen: 15'9" (4.80m max) x 13'9" (4.20m max)

Fitted with a matching suite of laminate units comprising stainless steel corner double drainer sink unit with mixer tap, a range of base cupboards & drawers with matching worktops including breakfast bar, built in appliances include double oven, 4- ring stainless steel gas hob with extractor hood over, plumbing for dishwasher/ washing machine, radiator, wood effect tiled flooring and double glazed window to rear. **Rear Lobby:** Wood effect tiled flooring and double glazed door & window to rear. **Downstairs Shower Room:** White suite comprising shower cubicle, low level WC, vanity unit, radiator, tiled walls & flooring, extractor fan and double glazed window to rear.

Galleried Landing: Loft hatch with pull down ladder to **Loft Room: 16'5" (5.00m) x 13'5" (4.10m)** Power, lighting and skylight.

Bedroom One: 14'5" (4.40m into bay) x 11'10" (3.60m)

Fitted with a range of built in furniture including wardrobes, drawers, dressing area & overhead stores, radiator and double glazed bay window to front.

Bedroom Two: 12'6" (3.80m) x 11'4" (3.45m)

Fitted with a range of built in furniture including wardrobes with overhead stores, radiator and double glazed window to rear.

Bedroom Three: 11'6" (3.50m) x 6'11" (2.10m)

Radiator and double glazed window to front.

Bedroom Four: 10'2" (3.10m) x 6'11" (2.10m)

Radiator and double glazed window to rear.

Bedroom Five: 7'3" (2.20m) x 6'11" (2.10m)

Radiator and double glazed window to front.

Bathroom: 8'10" (2.70m) x 7'9" (2.35m)

Fitted with a modern white suite comprising panelled bath with shower spray, separate double shower cubicle, vanity unit, low level WC, chrome heated towel rail, tiled walls & flooring, floor to ceiling built in cupboard housing wall mounted gas fired central heating boiler, extractor fan and double glazed window to rear.

Rear Garden: Landscaped to provide a low maintenance garden whilst offering excellent useable outdoor space, the area includes a full width raised paved terrace overlooking shaped centre lawn, further paved paths & patios, garden shed and surrounding fencing.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



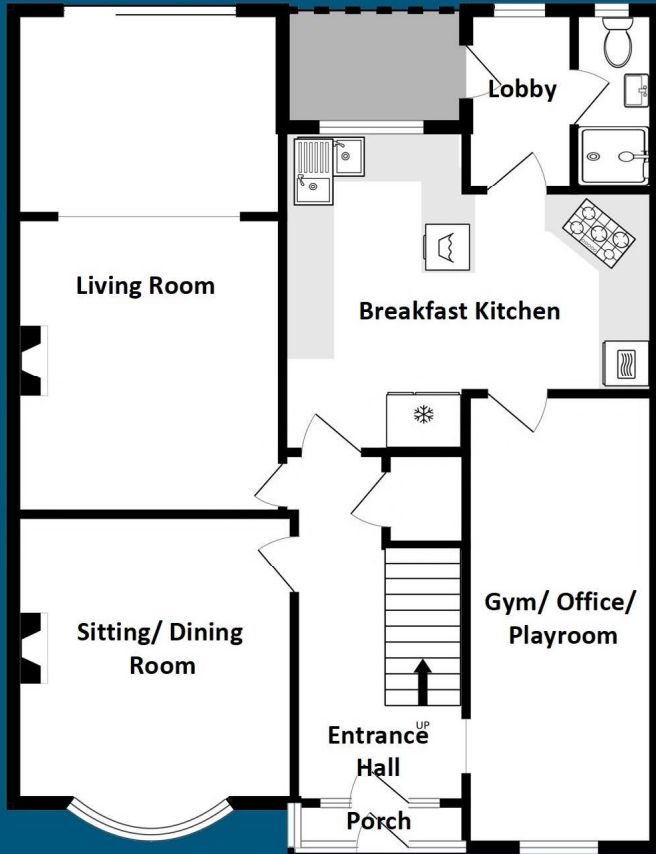








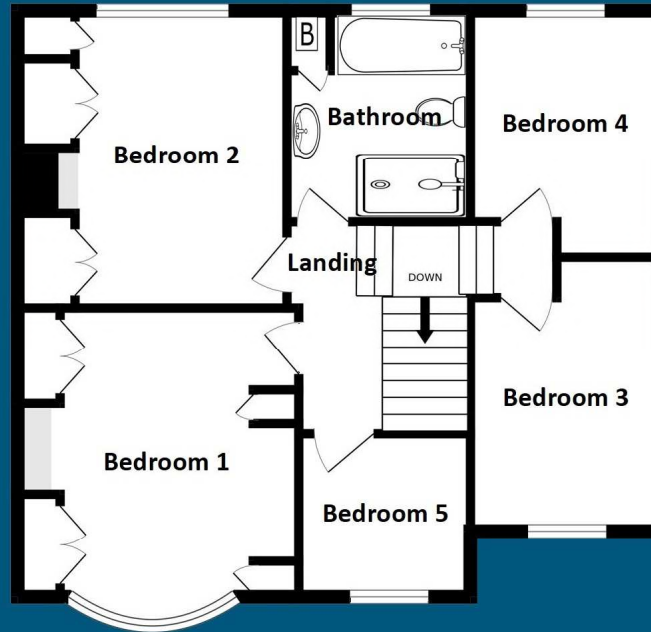




Ground Floor

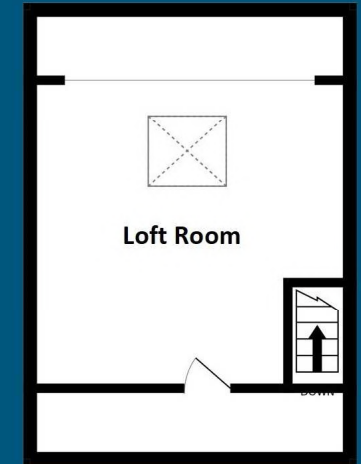
Approx.: 850sq feet (79.0sq metres)

Total Floor Area: 1701sq feet (158.0sq metres) Approx.



First Floor

Approx.: 635sq feet (59.0sq metres)



Loft Room

Approx.: 215sq feet (20.0sq 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.