



33 Ward Road, Goldthorn Park

THOMAS HARVEY
ESTATE AGENTS

Recently Remodelled High Quality Four Bedroom Two Bathroom Semi Detached House In A Popular Residential Area

33 Ward Road, Goldthorn Park, Wolverhampton, WV4 5HE

Asking Price: £390,000

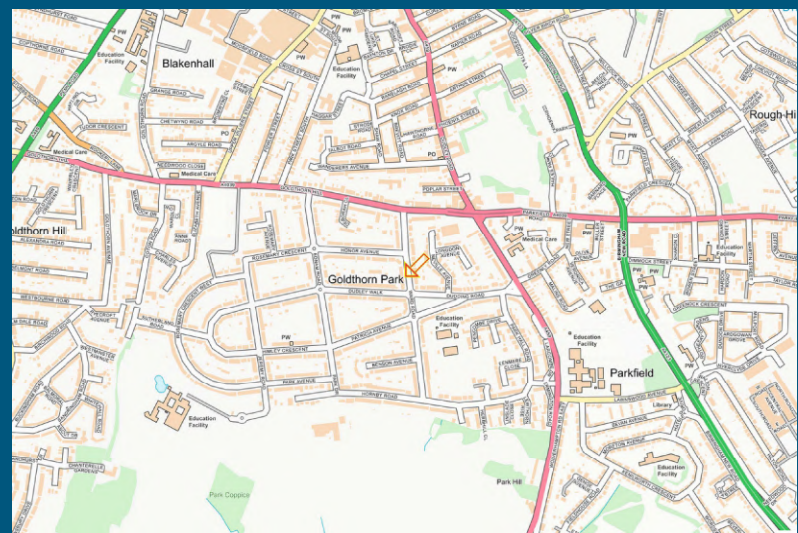
Tenure: Freehold
Council Tax: Band C - Wolverhampton
EPC Rating: C (69)
Total Floor Area: 1335sq feet (124.0sq metres) Approx

Situated in one of the most favoured locations on Goldthorn Park and set well back from the road by a walled & paved driveway, this distinctive and most attractive semi-detached property has been sympathetically remodelled in recent years to a superior specification providing a luxury standard throughout, with no expense spared!

A first class example of its type, viewing of the extended interior is essential to comprehend the surprisingly spacious living accommodation which is stylishly appointed throughout incorporating many features including quality carpets & flooring, trendy décor throughout, a number of doors & windows fitted with white plantations shutters, modern bathrooms and a spectacular full width open plan kitchen with dining/ family area.

Thoughtfully designed by the current owners, the versatile interior offers outstanding living accommodation, ideal as a family house and now includes reception hall with staircase to first floor, charming living room and a striking 20ft open plan kitchen with family & dining area, having been fitted with an extensive contemporary bespoke suite including a number of highly quality appliances, and central island/ breakfast bar, offering a superb living space for large families & entertaining. Adjacent is a useful utility room and rear lobby. Originally the garage, the ground floor has been reconfigured to now include a useful home office, which could ofcourse be used for a multitude of purposes i.e. downstairs bedroom and with the added use of a modern shower room. On the first floor the landing leads to four double bedrooms, all with fitted wardrobes or wardrobe space and the family bathroom is fitted with a modern well-appointed suite. At the front of the property is a double width driveway providing ample off road parking and the rear garden has been neatly landscaped to create a pleasant outlook whilst providing convenient maintenance with the added benefit of a garden stores & greenhouse.

Convenient for the majority of amenities including schools, shops, public transport routes and within easy access of the city centre & the Birmingham New Road (A4123), viewing is highly recommended to appreciate this excellent property!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: 18'4" (5.60m) x 5'9" (1.75m)

Composite double glazed front door with opaque double side windows, white vertical radiator, wood effect porcelain tiled flooring, coved ceiling and staircase to first floor with storage below.

Home Office: 15'1" (4.60m) x 6'3" (1.90m)

Built in units including shelving unit, base cupboards, desk & suspended wall cupboards, white period style radiator, coved ceiling, tiled flooring and double glazed window to front with fitted plantation shutters.

Downstairs Shower Room: 6'3" (1.90m) x 3'9" (1.15m)

Fitted with a luxury modern white suite comprising corner shower enclosure with power shower & separate spray, low level WC, wall mounted vanity unit, chrome heated towel rail, tiled walls & flooring, recessed ceiling spotlights and extractor fan.

Living Room: 17'1" (5.20m into bay) x 10'10" (3.30m)

White designer radiator, recessed ceiling with spotlights and double glazed bay window to front with fitted plantation shutters.

Open Plan Dining Kitchen with Family Area: 19'6" (5.95m max) x 15'1" (4.60m max)

Fitted with an extensive suite of modern white gloss units comprising a range of base cupboards & drawers with matching suspended wall cupboard, granite style worktops, sunken stainless steel 1½ drainer sink unit with pull-out chrome mixer tap, and central island/ breakfast bar with cupboards & drawers. Built in appliances include AEG 5-ring induction hob with black extractor screen over, microwave oven and twin combination ovens, fridge, freezer & dishwasher, designer copper effect vertical radiator, feature slate cladded wall with spotlighting, black tiled flooring with electric underfloor heating, recessed ceiling spotlights and double glazed window to rear with matching internal French doors.

Utility: 10'6" (3.20m) x 4'9" (1.45m)

Fitted with a matching suite of white modern units comprising base cupboard with matching granite style worktop, stainless steel pull-out chrome mixer tap, suspended wall cupboard with concealed gas fired central heating boiler, plumbing for washing machine & dryer, recessed ceiling spotlights, black tiled flooring with electric underfloor heating and double glazed PVC door to rear.

First Floor Landing: Coved ceiling and loft hatch.

Bedroom One: 16'1" (4.90m into bay) x 10'10" (3.30m)

Fitted with a range of built in furniture including a number of wardrobes, overhead stores, drawers, cupboards, shelving & dressing table, radiator and double glazed bay window to front with fitted plantation shutters.

Bedroom Two: 13'1" (4.00m) x 9'0" (2.75m max)

Built in double wardrobes with mirrored doors, radiator and double glazed windows to front with fitted plantation shutters.

Bedroom Three: 11'10" (3.60m) x 10'2" (3.10m)

Radiator and double glazed window to rear.

Bedroom Four: 14'9" (4.50m) x 6'3" (1.90m)

Radiator and double glazed PVC window to rear.

Bathroom: 7'10" (2.40m) x 6'11" (2.10m)

Fitted with a modern white suite comprising corner spa bath with shower spray, separate double shower enclosure, vanity unit with mirrored cabinet over, low level WC, black vertical radiator, tiled walls, extractor fan, ceramic tiled flooring and double glazed opaque window to rear.

Rear Garden: Neatly landscaped to provide a pleasant setting and great outdoor space with full width paved patio, having grey slate style slabs, shaped centre lawn, a variety of shrubs, side path & rear paved terrace, garden shed & storage unit, surrounding fencing and **Greenhouse: 7'5" (2.25m) x 6'5" (1.95m)**







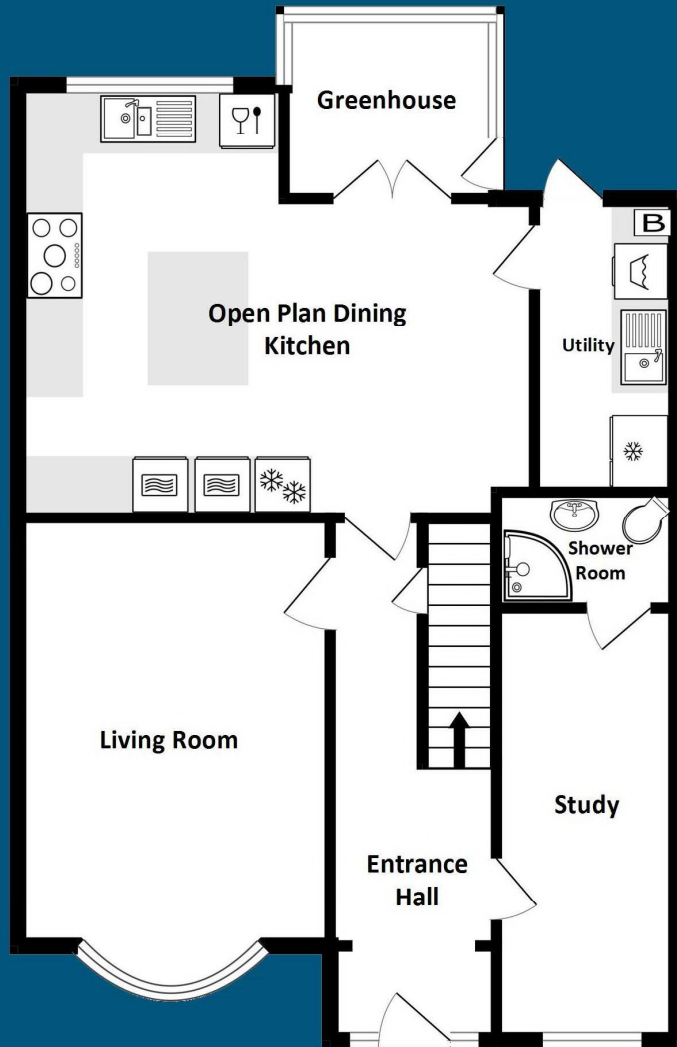






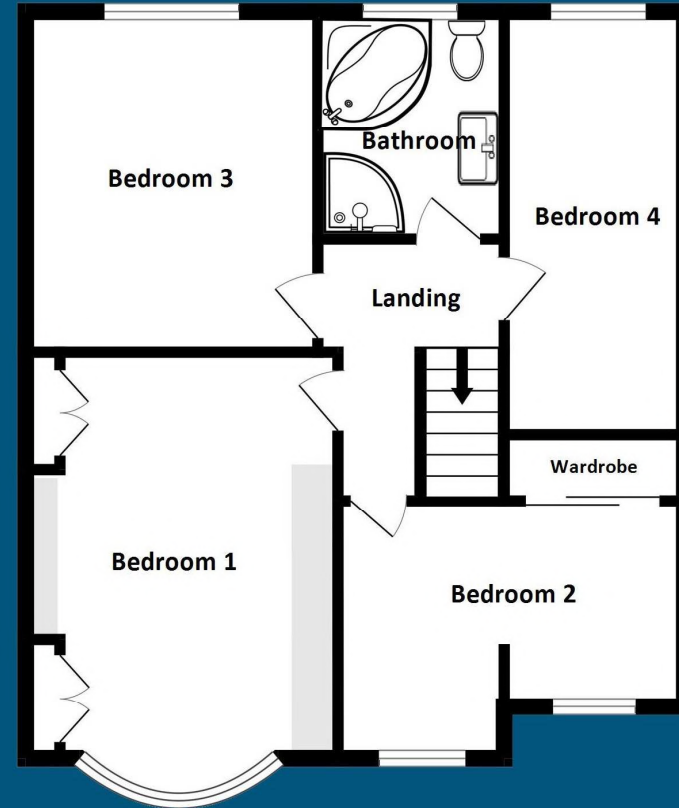


**Total Floor Area: Approx.: 1335sq feet
(124.0sq metres)**



Ground Floor

Approx.: 710sq feet (66.0sq metres)



First Floor

Approx.: 624sq feet (58.0sq 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.

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