



Donington Grove, Banbury Place, Near Akron Gate

Offers In Region Of £220,000

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## Donington Grove, Banbury Place, Near Akron Gate

**Lee Cooke eXp Personal Estate Agents** presents this modern and recently built townhouse, ideally located **just off the main A449 Stafford road Banbury Place, next to Akron Gate.**

Externally, the property benefits from off-road parking to the front and a well-maintained rear garden, providing both practicality and outdoor space for relaxation.

Internally, the home features a welcoming entrance hall with a guest WC, a spacious and bright lounge, a modern fitted kitchen diner perfect for family living, two well-proportioned bedrooms, and a contemporary family bathroom.

This chain-free property is ideal for both first-time buyers and investors, offering modern living in a sought-after location.

**For further details or to arrange a viewing, please contact Lee Cooke Estate Agents.**

### Location and Area

Situated on Banbury Place, a modern-built development located beside the popular Akron Gate and close to Stafford Road. Stafford Road provides fantastic commuting links to the M54 and M6 motorways, as well as Wolverhampton City Centre. New Cross Hospital and the University are also within close proximity, along with sought-after shopping facilities in the City Centre and at the Bentley Bridge Retail Park.







## Entrance Hall

Having a double-glazed feature composite door to the front, a door leading into the lounge, a door to the ground floor guest WC, and a central heated radiator. Stairs lead to the first-floor landing, and there is a storage cupboard for additional space.

## Lounge 14'8" x 12' (maximum)

Double-glazed window to the front, central heated radiator, and a door leading through to the kitchen diner. A pleasant, spacious area ideal for relaxing or entertaining.

## Ground Floor Guest WC

Fitted with a low-flush toilet and pedestal wash basin, central heated radiator, extractor fan, and door leading back into the entrance hall.









## Kitchen Diner 15' x 8'4"

Double-glazed French doors and a feature window blind leading to the rear garden. A further double-glazed window overlooks the garden. The kitchen diner comprises a selection of fitted wall and base units with roll-top work surfaces, a one-and-a-half granite sink unit, central heated radiator, gas hob with oven and extractor, and an abundance of integrated appliances including fridge, freezer, dishwasher, and washing machine.

## First-Floor Landing

Accessed via stairs from the entrance hall, with loft access and a central heated radiator. Doors lead to both bedrooms and the family bathroom.

## Bedroom One 15' x 8'

Two double-glazed windows to the front, a central heated radiator, and a door leading to the landing.



## Bedroom Two 8'4" x 15'

Two double-glazed windows to the rear, a built-in wardrobe, central heated radiator, and a door leading to the landing.

## Family Bathroom

Fitted with a panel bath with a shower screen, pedestal wash basin, low-flush toilet, heated towel rail, shaving point, part-tiled walls, and a door leading to the landing.

## Front Garden

Featuring off-road parking and direct access to the main family home.



## Rear Garden

Comprising a paved area, a gate providing rear right-of-way access, a storage shed, a lawned area, a paved patio, an external power point, and a water tap.

## Agent Note

Lee Cook Personal Estate Agents highly recommend viewing to fully appreciate this **chain-free modern build townhouse**.

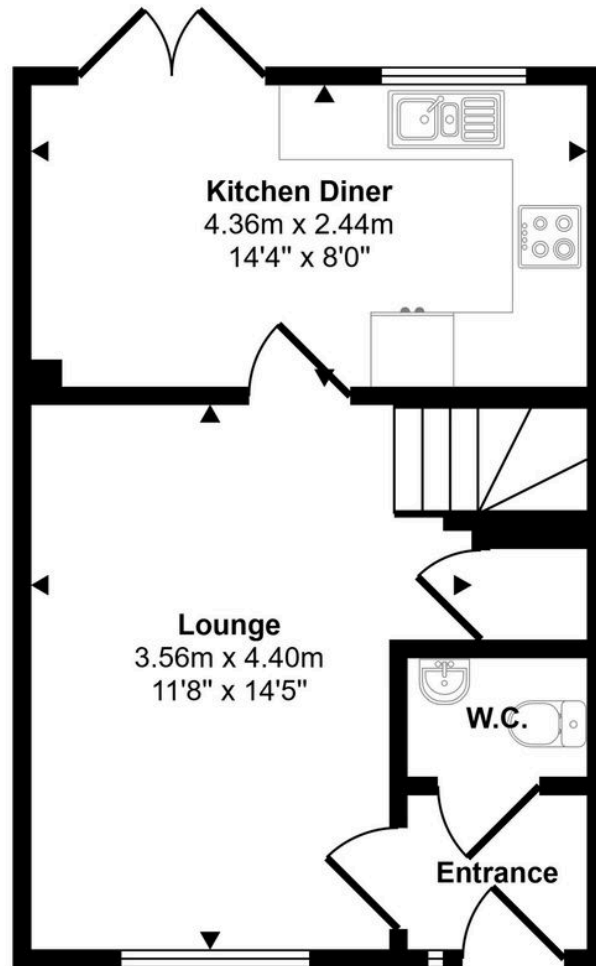
## Agents Notes

If you are thinking of selling your property, please contact us for a **free selling valuation**.

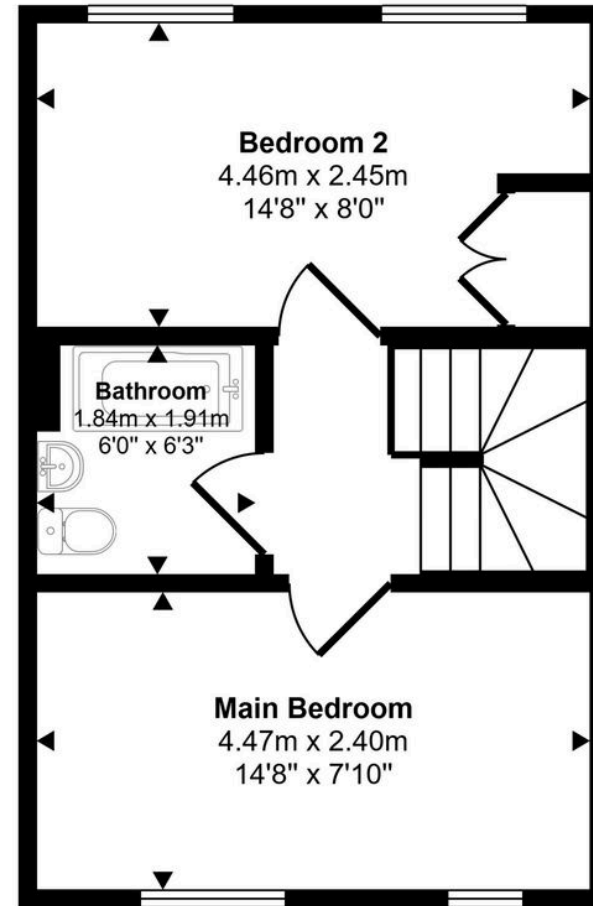




Approx Gross Internal Area  
62 sq m / 670 sq ft



Ground Floor  
Approx 31 sq m / 333 sq ft



First Floor  
Approx 31 sq m / 337 sq ft