



**Connells**

Columbia Crescent  
Oxley Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this fantastic two bedroom ground floor apartment on the popular Akron Gate development. The particular appeal of this property is the close proximity to Wolverhampton City centre as well as fantastic transport access links.

Internally the property has been maintained to a high standard and includes modern fitted kitchen, good size open plan lounge, two bedrooms, en-suite shower and bathroom. Externally this is allocated parking space and secure communal areas.

### The Location & Area

Situated on the popular Akron Gate estate which links to the main A449 Stafford Road with further links the M54 and M6 motorways. The i54 commercial development is also close by. Wolverhampton University and City centre along with local shopping is also conveniently located nearby.

### Kitchen

10' 3" x 7' 5" ( 3.12m x 2.26m )

Double glazed window to front, a range of wall and base units, integrated oven, hob and extractor, space fridge freezer, space for washing machine, open to lounge.



### Entrance Hall

Door to front, intercom access, doors to various rooms.

### Lounge

12' 10" x 12' 3" ( 3.91m x 3.73m )

Double glazed window to front, electric radiator, door to entrance hall, open to kitchen.

## Bedroom One

11' 2" x 13' 2" ( 3.40m x 4.01m )

Double glazed window to side, electric radiator, door to entrance hall, door to en-suite.

## En-Suite

Double glazed window to side, shower cubicle with mixer shower, low flush toilet, central heating radiator, door to entrance hall.

## Bedroom Two

9' x 12' 11" ( 2.74m x 3.94m )

Double glazed window to front, electric radiator, door to entrance hall.

## Bathroom

Panelled bath, pedestal sink, low flush toilet, electric radiator, extractor fan, door to entrance hall.

## Outside

Secure allocated parking area and secure communal entrance halls









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH327627](https://www.connells.co.uk/Property/WVH327627)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WVH327627 - 0003