



Connells

Ranger Drive
Akron Gate Wolverhampton



Property Description

Introducing Ranger Drive, a modern and stylish three-bedroom semi-detached townhouse set over three floors and situated in the popular area of Oxley within the newly established Akron Gate Estate. This delightful home would be ideal for first time buyers, small families or investors.

Accommodation comprises; lounge, kitchen with granite worktops, ground floor WC, on the first floor are two bedrooms and a bathroom, with the main bedroom being on the second floor. Outside offers off-road parking and an easily maintainable garden to the rear with a paved patio area, lawn and a wooden decking area.

With it's modern construction and desirable location, Akron Drive presents an excellent opportunity for those seeking a modern and stylish home. Don't miss the chance to make this property your own and book your viewing today with Connells Wolverhampton.

Location And Area

Situated in a prime location, Akron Drive offers convenient access to numerous amenities including shops, pubs, medical facilities and is within close proximity to Wolverhampton City Centre, the M54 and i54 Business Park.

Approach

Set just off Ranger Drive on a shared driveway to the main accommodation. The property benefits from a double length two car driveway.

Lounge

14' 10" max x 11' 11" max (4.52m max x 3.63m max)

Double glazed window to the front, radiator, ceiling light point, storage cupboard and door to the lobby.

Lobby

Ceiling light point, stairs rising to the first floor, door to the ground floor WC and further door to the kitchen.

Ground Floor Wc

Low flush WC, wash hand basin with splashback tile, extractor fan, ceiling light point and radiator

Kitchen

11' 11" x 7' 1" (3.63m x 2.16m)

Matching wall and base units with granite worktops, inset one and a half sink, electric double oven, electric four ring hob with granite splashback, extractor hood above, ceiling light point, wall mounted boiler, radiator, double glazed window to the rear and French doors to the rear garden.

First Floor Landing

Ceiling light point, radiator, doors to bedroom two and three and bathroom. Stairs rising to the second floor.

Bedroom Two

11' 10" max x 10' max (3.61m max x 3.05m max)

Two double glazed windows to the front, ceiling light point and radiator.

Bedroom Three

11' 10" max x 8' 10" max (3.61m max x 2.69m max)

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, heated towel rail, extractor fan, and double glazed window to the side.

Second Floor Landing

Ceiling, light point, airing cupboard and door to bedroom one.

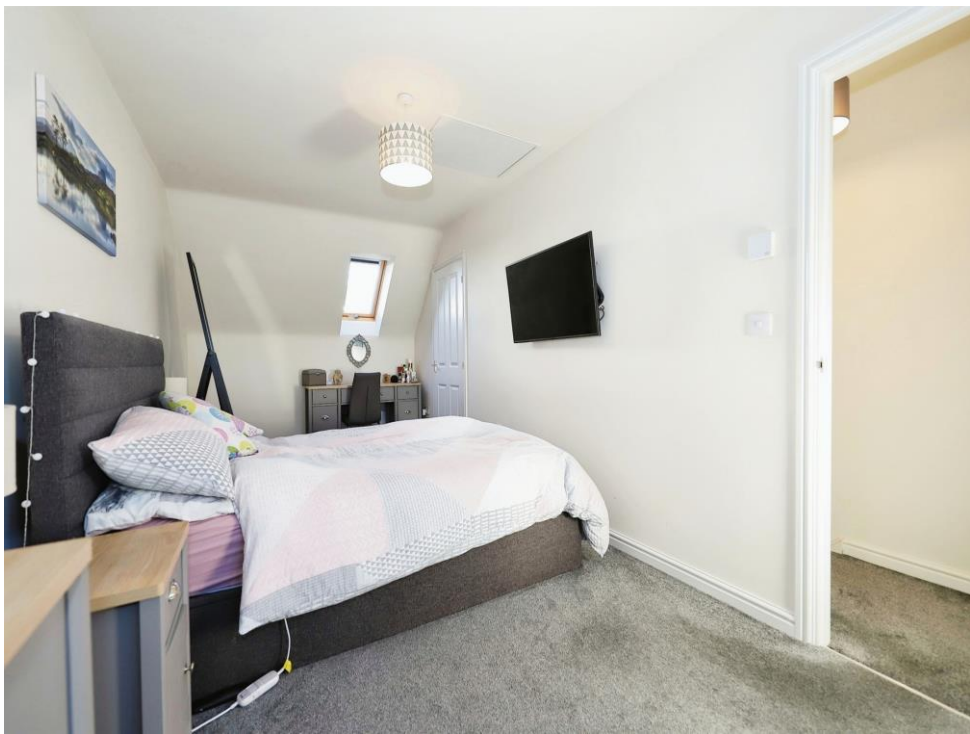
Bedroom One

Three skylight windows, radiator, loft access and door storage cupboard.

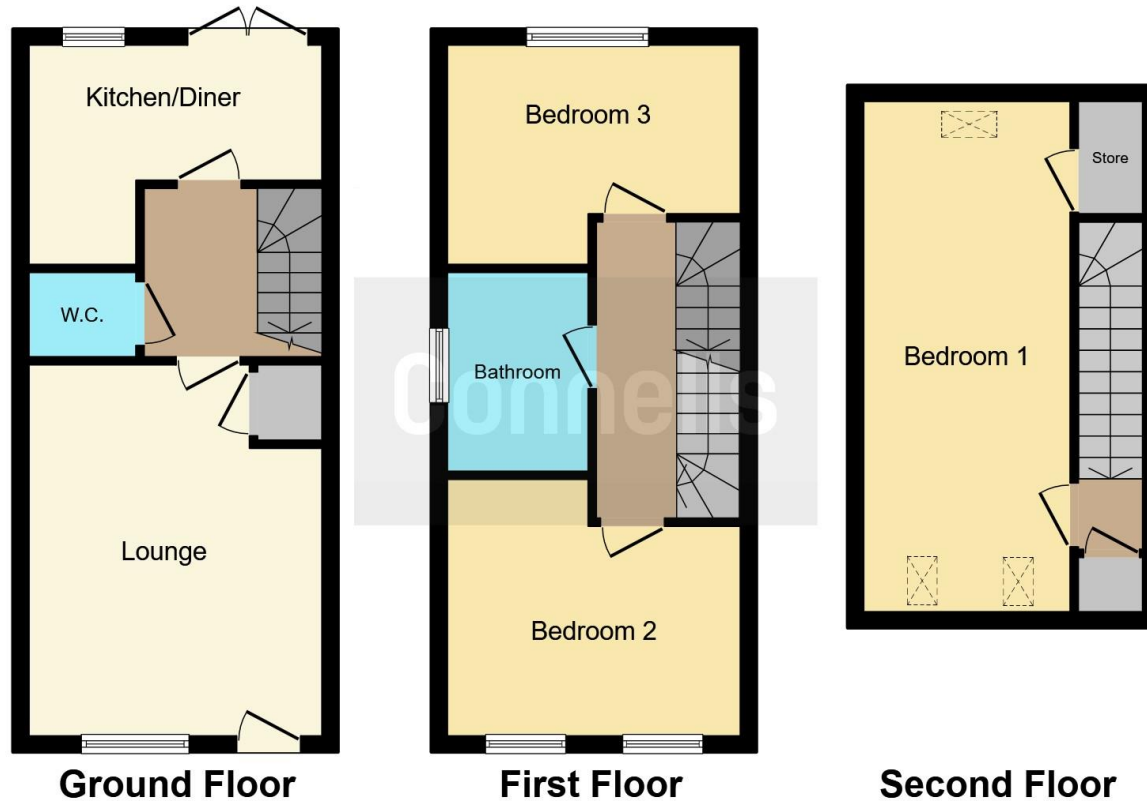
Outside Rear

Paved rear garden with lawn and a raised decking area. The garden also benefits from having two double socket points, an outside tap and a gate to the front of the property









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

view this property online connells.co.uk/Property/WVH328962

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH328962 - 0003