



Connells

Columbia Crescent
Akron Gate Oxley Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this CHAIN FREE four bedroom detached family property situated in the Akron Gate development. Internally the property has a good layout and should be viewed in order to fully appreciate.

The property comprises of entrance hall, large 15ft lounge, modern fitted kitchen diner, utility and downstairs wc. To the first floor there are four bedrooms, en-suite and family bathroom. Externally there is a large driveway to front, garage and large enclosed rear garden with timber constructed shed.

The Location & Area

Situated on the popular Akron Gate estate which links to the main A449 Stafford Road with further links to 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.

Entrance Hall

Double glazed door to front, stairs access, alarm panel, door to lounge,

Lounge

15' 8" x 11' 11" (4.78m x 3.63m)

Double glazed window to front, door to entrance hall, central heating radiator, door to kitchen diner.

Kitchen Diner

10' 3" x 18' 4" (3.12m x 5.59m)

Double glazed window to rear, a range of wall and base units with integrated oven, hob and extractor, space for various appliances, door to utility. french doors to rear.

Utility

7' x 5' 2" (2.13m x 1.57m)

A range of wall and base units, plumbing for washing machine, double glazed door to side, door to downstairs wc.

Downstairs Wc

Double glazed window to rear, corner wash hand basin, low flush toilet, central heating radiator, door to utility.



First Floor Landing

Loft access, storage cupboard, doors to various rooms.

Bedroom One

10' 4" x 11' 1" (3.15m x 3.38m)

Double glazed window to front, central heating radiator, storage cupboard, door to en-suite, door to first floor landing.

En-Suite

Double glazed window to side, low flush toilet, central heating radiator, pedestal sink, shower cubicle with mixer shower, door to Bedroom one.

Bedroom Two

12' 2" x 9' 3" (3.71m x 2.82m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Three

9' 6" x 7' 3" (2.90m x 2.21m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Four

9' 7" x 9' 3" (2.92m x 2.82m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to front, panelled bath, pedestal sink, low flush toilet, central heating radiator, door to first floor landing.

Garage

Up and over door too front, power, light.

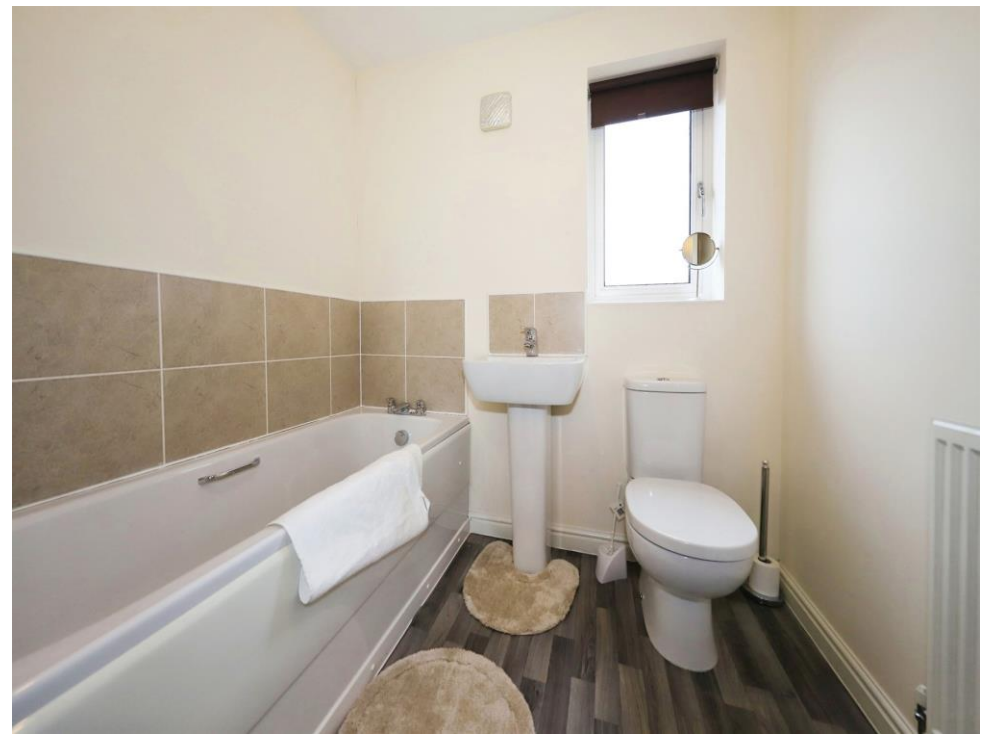
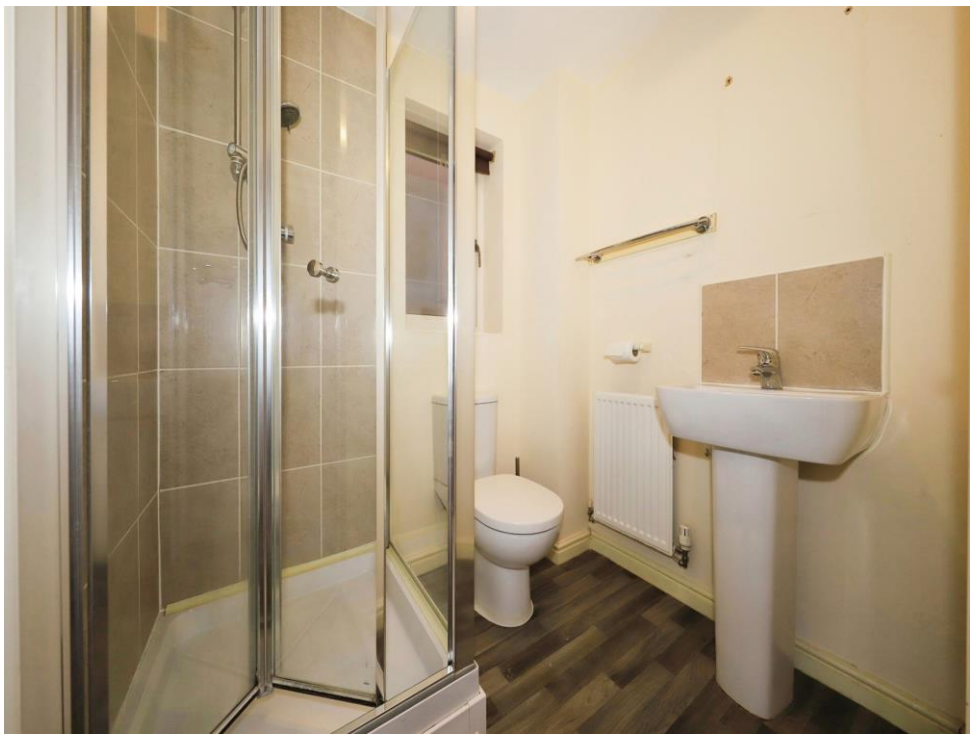
Outside Front

Large driveway to front providing ample off road parking.

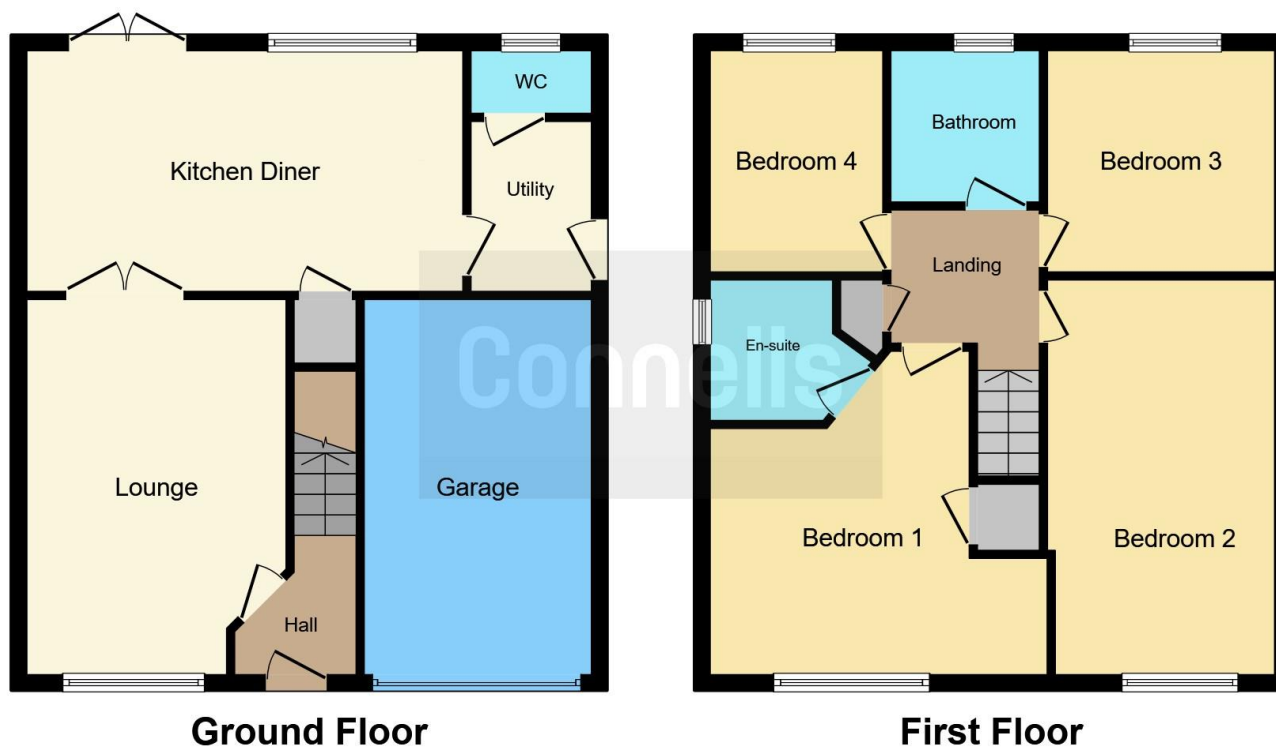
Outside Rear

Enclosed rear garden lawned area, paved patio area, timber shed, panelled fencing.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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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.

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