



Connells

Columbia Crescent
Akron Gate, Oxley Wolverhampton

Columbia Crescent Akron Gate, Oxley Wolverhampton WV10 6GB

for sale offers in excess of
£315,000



Property Description

Connells Wolverhampton are proud to introduce to the market Columbia Crescent, a FOUR BEDROOM DETACHED modern and stylish family home with NO ONWARD CHAIN and situated in the popular area of Oxley within the newly established Akron Gate estate. This immaculate home would be ideal for growing families or investors.

Accommodation comprises; entrance hallway, lounge with double opening doors to the kitchen/diner and a utility room and ground floor wc completing the ground floor. Upstairs you'll find four generously sized bedrooms, en-suite shower room and a family bathroom. Outside offers off-road parking and an easily maintainable front and rear gardens. The property also boasts a garage for additional parking or storage space.

With its modern construction and desirable location, Columbia Crescent 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 the Award Winning Connells Wolverhampton branch.

The Location & Area

Situated in a prime location, Columbia Crescent 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 back from the roadside behind a tarmac driveway and front lawn with side gate and access via the main accommodation.

Entrance Hall

Stairs rising to first floor, radiator, ceiling light point and door to the lounge.

Lounge

15' 1" x 11' (4.60m x 3.35m)
Double glazed window to the front, ceiling light point, radiator and double doors to the kitchen / diner.

Kitchen Diner

18' x 10' (5.49m x 3.05m)
Matching wall and base units with inset 1 and a half stainless steel sink and drainer with mixer tap, integrated electric oven, gas hob with extractor hood, above, two ceiling light points, radiator, storage cupboard, double glazed window to the rear, French doors to the rear garden and further door to the utility.

Utility Room

7' x 5' (2.13m x 1.52m)
Worktop with plumbing point for washing machine and space for dryer beneath, ceiling light point, radiator, wall mounted boiler, doors to the side access and ground floor wc.



Ground Floor Wc

Double glazed window to rear, low flush wc, wash hand basin, ceiling light point, radiator.

First Floor Landing

Ceiling light point, loft access, storage cupboard and doors to all bedrooms and bathroom.

Bedroom One

14' max x 13' max (4.27m max x 3.96m max)

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

En-Suite

Shower cubicle, wash hand basin with splashback tiles, low flush wc, extractor fan, radiator, ceiling light point and double glazed window to the side.

Bedroom Two

12' x 9' (3.66m x 2.74m)

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

Bedroom Three

9' x 9' (2.74m x 2.74m)

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

Bedroom Four

9' 1" x 7' (2.77m x 2.13m)

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

Bathroom

Double glazed window to rear, panelled bath, low flush wc, wash hand basin, extractor fan, ceiling light point, radiator.

Outside Rear

Paved patio with lawn, timber fencing and side gate access.

Garage

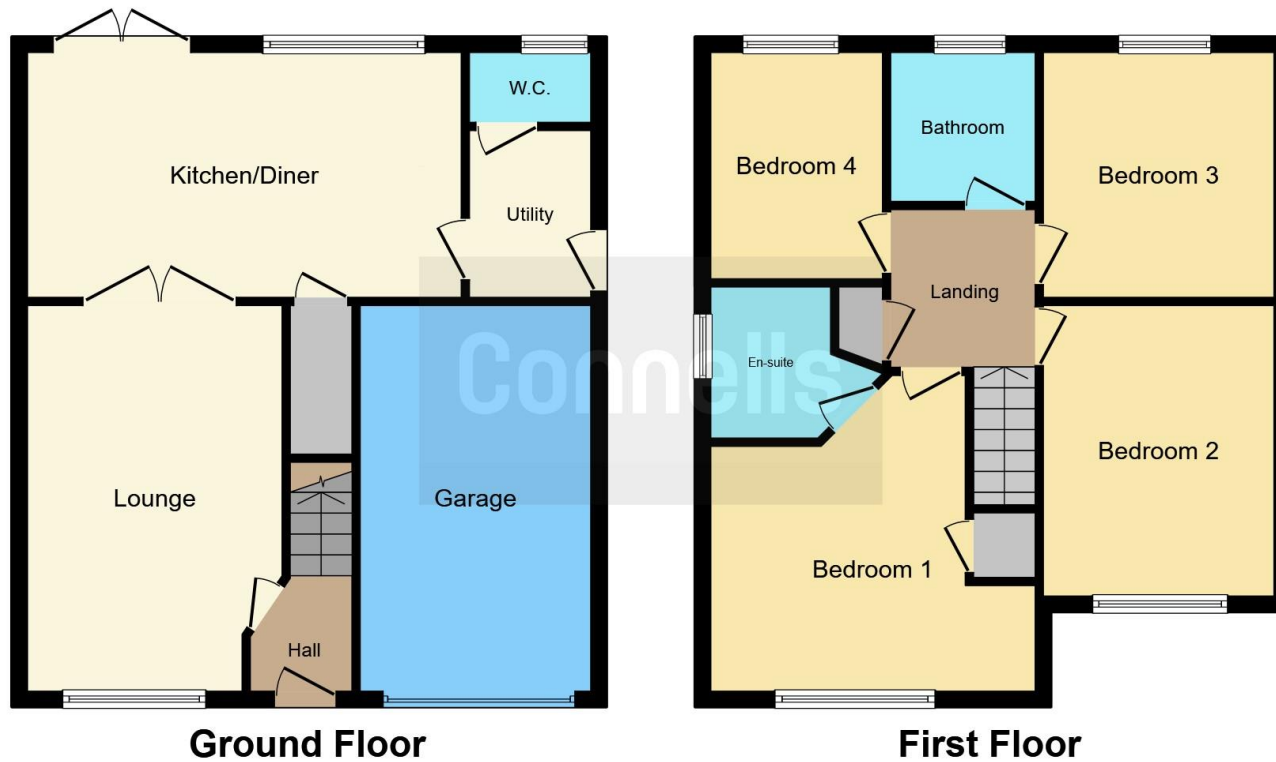
15' 11" x 8' (4.85m x 2.44m)

Up and over garage door with ceiling light point.









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

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: C

view this property online connells.co.uk/Property/WVH329442

Tenure: Freehold



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