



Connells

Cadwell Crescent
Akron Gate Wolverhampton



Property Description

Connells Wolverhampton have the pleasure to bring to the market this immaculately presented and spacious three bedroom detached family property on the popular Akron Gate development. Having been maintained to an extremely high standard this property would be perfect family home. Viewing is highly recommended to fully appreciate the generous accommodation on offer.

The property comprises entrance hall, lounge, large entertainment kitchen diner kitchen with adjoining utility room and downstairs wc. To the first floor there are three bedroom, ensuite shower room and family bathroom. Externally there is a small courtyard style frontage, large driveway to side providing ample off road parking and detached garage to rear. There is an enclosed low maintenance rear garden with concrete print and artificial lawned area.

Entrance Hall

Double glazed door to front, doors to various, stairs to first floor landing.

Lounge

12' 10" x 13' (3.91m x 3.96m)
Double glazed window to front, central heating radiator, spotlights, door to first floor landing.

Entertainment Kitchen Diner

18' x 9' 3" (5.49m x 2.82m)
Double glazed window to rear, double glazed door to rear, central heating radiator, a range of wall and base units with space for fridge freezer, integrated oven, hob and extractor, breakfast bar, space for dining table and chairs, door to utility room.

Utility Room

7' 6" x 5' 5" (2.29m x 1.65m)
A range of base units, plumbing for washing machine, space tumble dryer, double glazed door to side, door to entertainment kitchen diner.

Downstairs Wc

Low flush toilet, pedestal sink, central heating radiator, door to entrance hall.

The Location & Area

Set on the popular Akron Gate development with easy access to the A449 Stafford road, leading to the i54 commercial development, M54 motorway joining M6 motorway with nearby supermarket and shops. This property is perfectly located commuting into Wolverhampton as well.



First Floor Landing

Doors to various rooms.

Bedroom One

10' 7" x 13' (3.23m x 3.96m)

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

En-Suite

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

Bedroom Two

9' 5" x 9' 3" (2.87m x 2.82m)

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

Bedroom Three

9' 6" x 8' 5" (2.90m x 2.57m)

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

Family Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Detached Garage

19' 4" x 9' 7" (5.89m x 2.92m)

Up and over door to front, door to side.

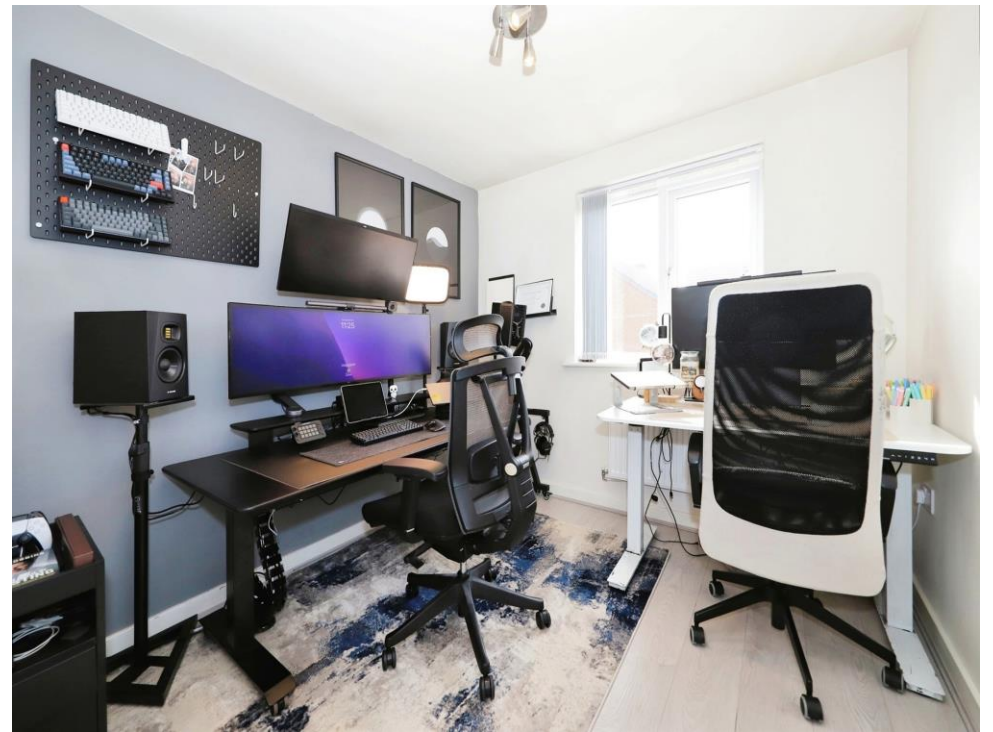
Outside Front

Paved pathway with small gravel courtyard style garden area, large tarmac driveway to side leading to garage, side gated access leading to rear.

Outside Rear

Wall and fence surround, concrete print area, artificial lawned area.









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

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EPC Rating: B

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Tenure: Freehold



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