



Connells

Europa Gardens
Oxley Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this immaculately presented and significantly improved extended four bedroom family property on the popular Akron Gate development. Internally the property has a fantastic lay out and must be viewed in order to fully appreciate the accommodation on offer.

Internally the property comprises of an entrance hall, fitted kitchen with separate dining room, stunning entertainment style lounge to rear with lantern and a downstairs wc. On the first floor there are two bedrooms and a family bathroom, the master suite has a large en-suite shower room. On the second floor there are a further two bedrooms and a family bathroom. Externally there is an allocated parking space with a front courtyard style garden and to the rear there is an enclosed low maintenance rear garden as well as a separate GARAGE TO REAR with private gate access and an additional parking spot.

Viewing is highly recommended to appreciate to incredibly spacious layout of this property.

Location And Area

Situated on the modern Akron Gate development which is located just off the main Stafford Road with links into Wolverhampton City centre along with the M54 and M6 motorways. The i54 commercial development is relatively close by and there are local schools within the area with popular shopping at Bentley Bridge retails parking and Wednesfield.

Entrance Hall

Double glazed door to front, doors to various rooms, stairs access.

Kitchen

15' 5" x 8' 8" (4.70m x 2.64m)

Double glazed window to front, double glazed window to side with fitted blinds, range of wall and base units, integrated oven, grill, hob and extractor. There is space for a washer, integrated dishwasher, space for an American style fridge freezer, one and a half stainless steel drainer sink and a door to entrance hall.

Dining Room

11' 7" x 16' 2" (3.53m x 4.93m)

Double glazed window side, two radiators, open to extended entertainment lounge.

Entertainment Lounge

11' 6" x 14' 5" (3.51m x 4.39m)

Feature bifold doors to rear, two radiators and a stunning roof lantern.

Downstairs Wc

Pedestal sink, radiator, wash hand basin, door to entrance hall.



First Floor Landing

Doors to various rooms, stairs to ground floor, stairs to second floor landing.

Bedroom One

10' 2" x 14' 2" (3.10m x 4.32m)

Two double glazed windows to rear, two radiators, two fitted wardrobes, fitted bedside tables with overhead storage, feature spotlights, door to en-suite.

En-suite

Double glazed window to side, mixer shower in a cubicle, radiator, wash hand basin, low flush toilet, inset feature lighting, spotlight to ceiling, door to bedroom one.

Bedroom Two

8' 8" x 10' 5" (2.64m x 3.17m)

Double glazed window to front and side, radiator, door to first floor landing.

Family Bathroom

Double glazed window to side, panelled bath, vanity sink, low flush toilet, tiled walls and floors, mixer shower, extractor, door to landing.

Second Floor Landing

Doors to various rooms, stairs to first floor landing.

Bedroom Three

10' 3" x 14' 2" (3.12m x 4.32m)

Two double glazed windows to rear, double glazed window to side, fitted wardrobe and fitted dressing area, two radiators, door to second floor landing.

Bedroom Four

8' 4" x 12' 8" (2.54m x 3.86m)

Two double glazed windows to front, double glazed window to side, fitted wardrobe, radiator, door to second floor landing.

Bathroom

Double glazed window to side, radiator, panelled bath with a mixer shower over, low flush toilet, extractor, spotlights, tiled floor, door to landing.

Garage

18' 9" x 9' 7" (5.71m x 2.92m)

Up and over door to front, accessed via private gate to rear.

Outside Front

Allocated parking space and a courtyard style garden.

Outside Rear

Enclosed garden, concrete print low maintenance and easily manageable.









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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Property Ref: WVH327288 - 0004