



**Connells**

Donington Grove  
Akron Gate Oxley Wolverhampton





### Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and stylish two bedroom second floor apartment on a popular residential estate. The property has been maintained to a high standard and should be viewed in order to fully appreciate.

The property comprises communal entrance hall, entrance hall, a large entertainment lounge kitchen with feature Juliet balcony, two bedrooms, en-suite shower room and bathroom. Externally there communal grounds and an allocated parking space.

### The Location & Area

Situated on a popular and modern built development just off the A449 Stafford Road, which offers fantastic commuting links into Wolverhampton City Centre and the M54 as well as M6 motorways, the i54 Commercial development is also relatively close by as well as popular schooling, doctors and dentists as well as popular public houses with eateries just a stone's throw away.

### Communal Entrance Hall

Door to front, intercom access, stairs to all floors.

### Entrance Hall

Two store cupboards, double glazed window to rear, central heating radiator, doors to various rooms.

### Entertainment Lounge Kitchen

21' 5" x 10' 3" ( 6.53m x 3.12m )

Double glazed window to rear, double glazed french doors to front with Juliet balcony, a range of stylish wall and base units with inset oven, hob and extractor, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, central heating radiator, door to entrance hall.

### Bedroom One

11' x 10' 5" ( 3.35m x 3.17m )

Double glazed window to front, central heating radiator, door to en-suite, door to entrance hall.

### En-Suite

Shower cubicle with mixer shower, low flush toilet, pedestal sink, extractor fan, door to Bedroom One.

### Bathroom

Double glazed window rear, panelled bath, pedestal sink, low flush toilet, central heating radiator, door to entrance hall.

### Outside

Communal grounds and allocated parking space.

### Bedroom Two

10' 9" x 8' ( 3.28m x 2.44m )

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



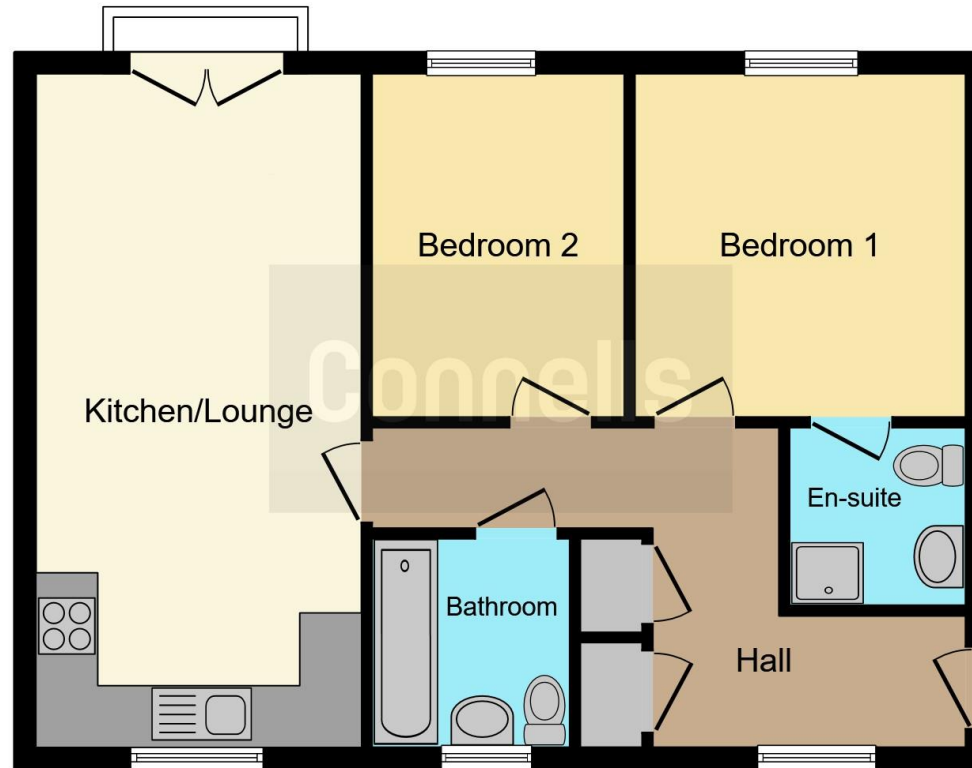












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH330774](http://connells.co.uk/Property/WVH330774)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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Property Ref: WVH330774 - 0003