



**Connells**

Ranger Drive  
Akron Gate Wolverhampton



# Ranger Drive Akron Gate Wolverhampton WV10 6BZ

for sale offers in excess of  
**£235,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this well presented attractive three bedroom end-terraced family property in a popular residential location. Benefiting from being in a fantastic condition this property should be viewed in order to fully appreciate.

The property comprises of an entrance porch, lounge, entertainment style kitchen diner, downstairs wc. On the first floor there are three well proportioned bedrooms, en-suite and a separate family bathroom. Externally there is a large driveway area, courtyard style garden to front and a large enclosed rear garden which has been landscaped to feature a large patio area.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated in a prime location, Ranger drive 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

## Entrance Porch

Stairs access, double glazed door to front, door to lounge.

## Lounge

14' 4" x 10' 10" ( 4.37m x 3.30m )  
Double glazed window to front, door to inner entrance hall, radiator.

## Entertainment Style Kitchen

11' 7" x 14' 9" ( 3.53m x 4.50m )  
Double glazed window to rear, French doors to rear, range of wall and base units with inset oven, hob and extractor, space for various appliances, space for a dining table, radiator, door to inner entrance hall.

## Inner Entrance Hall

Door to kitchen, door to lounge, door to downstairs W.C

## Downstairs W.C

Low flush toilet, pedestal sink, door to inner entrance hall.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' x 9' 8" ( 3.35m x 2.95m )

Double glazed window to rear, radiator, storage cupboard, fitted wardrobe, door to en-suite.

## En-Suite

Double glazed window, low flush toilet, shower in a cubicle, door to bedroom one.

## Bedroom Two

8' 4" x 7' 7" ( 2.54m x 2.31m )

Double glazed window to front, radiator, door to landing.

## Bedroom Three

6' 9" x 6' 9" ( 2.06m x 2.06m )

Double glazed window to front, radiator, door to landing.

## Family Bathroom

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

## Outside Front

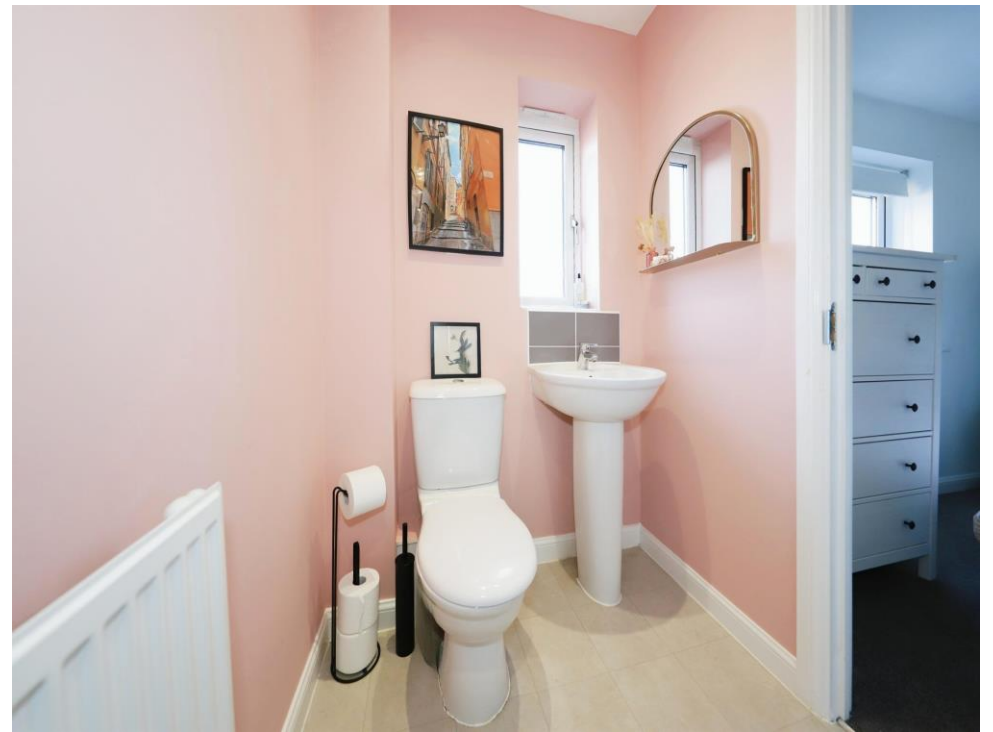
Ample off road car parking, side gated access.

## Outside Rear

Large enclosed rear garden surrounded by a range of panelled fencing, large raised patio area and additional lawned area.



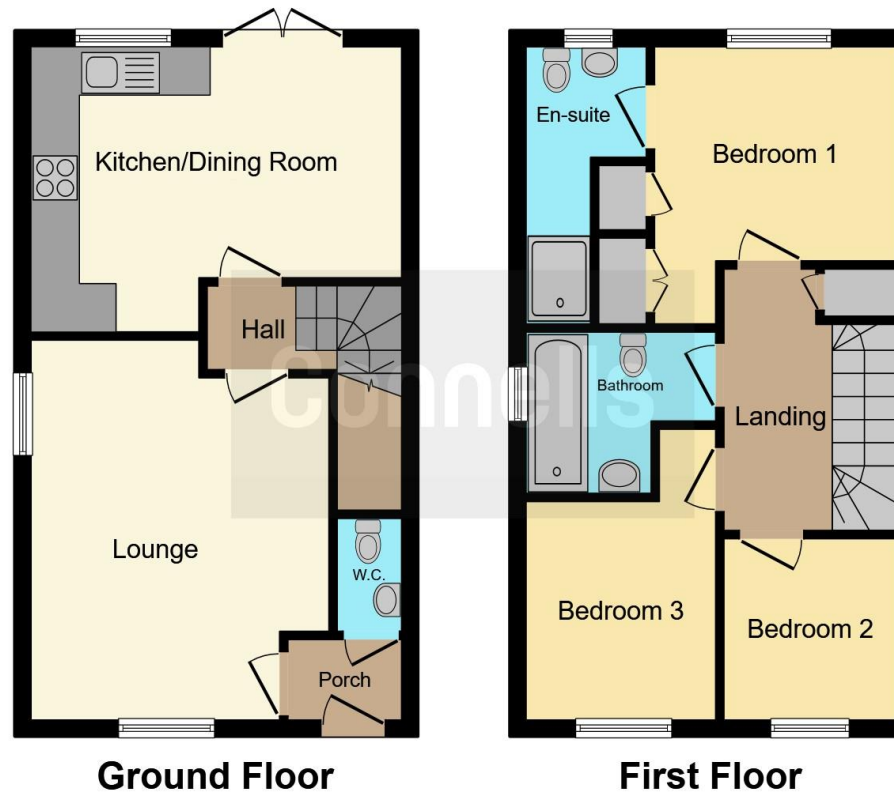












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH331046](http://connells.co.uk/Property/WVH331046)**

Tenure: Freehold



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