



Connells

Thruxton Avenue
Akron Gate Wolverhampton

Thruxton Avenue Akron Gate Wolverhampton WV10 6GJ

for sale offers in the region of
£315,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this immaculately presented and spacious FOUR BEDROOM DETACHED FAMILY HOME on the highly sought after Akron Gate estate in Oxley, boasting NO ONWARD CHAIN.

Internally as you enter, you'll be greeted by an entrance hallway which lead you to a ground floor WC, cosy but spacious lounge, convenient utility and modern kitchen / diner with Quartz worktops and integrated appliances. Heading upstairs you'll find four generously sized bedrooms, an en-suite shower room and a family bathroom.

Outside to the front is OFF ROAD PARKING for ample vehicles and a GARAGE for additional parking or storage space. While to the rear is a well maintained garden.

Viewings are highly recommended to appreciate the home on offer. Call the Connells Wolverhampton branch today to book your viewing.

Location And 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

Off road parking to front, access to the main accommodation, side gate and garage.

Entrance Hall

Storage cupboard, radiator, double glazed window to side, doors to various rooms.

Lounge

15' 4" x 11' (4.67m x 3.35m)
Double glazed window to front, radiator.

Ground Floor Wc

Low flush wc, wash hand basin, radiator, extractor, fan, partly tiled walls, double glazed window to side.

Kitchen/ Diner

19' 3" x 9' 6" (5.87m x 2.90m)
Wall and base units with quartz work tops, inset stainless steel sink and drainer with mixer tap, integrated dishwasher, microwave, electric oven, fridge freezer and wine cooler, four ring gas hob with extractor, wall mounted boiler, radiator, double glazed window to rear, french doors to rear garden.

Utility

Plumbing point for washing machine, extractor fan, double glazed window to side.



First Floor Landing

Double glazed window to side, radiator, storage cupboard housing water cylinder, doors to various rooms.

Bedroom One

10' x 9' 10" (3.05m x 3.00m)

Double glazed window to front, radiator, built in wardrobe, door to en-suite.

En-Suite

Shower cubicle, low flush wc, wash hand basin, heated towel rail, tiled walls, shaver socket point, extractor fan.

Bedroom Two

10' max x 10' 2" max (3.05m max x 3.10m max)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Three

9' 10" max x 9' max (3.00m max x 2.74m max)

Double glazed window to front, radiator, fitted wardrobe.

Bedroom Four

9' 10" max x 6' 8" max (3.00m max x 2.03m max)

Double glazed window to rear, radiator, fitted wardrobe.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, heated towel rail, extractor fan, spotlights, double glazed window to side.

Outside Rear

Paved patio area with lawn, gravelled area, side gate, timbre fencing, outside tap.

Garage

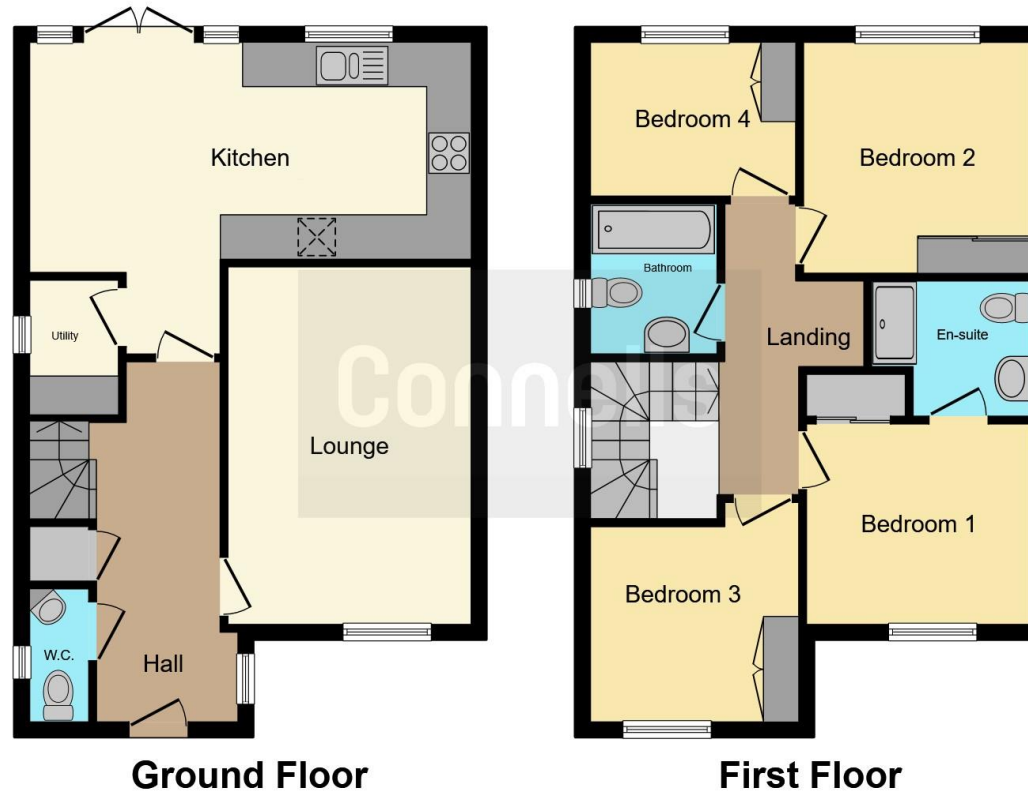
24' 4" x 9' 11" (7.42m x 3.02m)

up and over garage door, lighting and power.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331976



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Property Ref: WVH331976 - 0004