



**Connells**

Columbia Crescent  
Akron Gate Wolverhampton



# Columbia Crescent Akron Gate Wolverhampton WV10 6GB

for sale offers in the region of  
**£130,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE two bedroom second floor apartment on a popular development. Located just a short distance from Wolverhampton City centre this property is ideal for commuter access.

The property comprises of communal entrance hall, entrance hall, large 21ft entertainment lounge kitchen, two bedrooms, en-suite shower room and bathroom. Externally there are communal gardens and allocated parking.

## Communal Entrance Hall

Remote key fob entry, intercom access, stairs to all floors.

## Entrance Hall

Intercom access, door to communal entrance hall, double glazed window to rear, electric radiator, storage cupboard.

## The Location & 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.

## Entertainment Kitchen Lounge

21' 5" x 10' 5" ( 6.53m x 3.17m )

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



### Bedroom One

10' 9" x 10' 7" ( 3.28m x 3.23m )

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

### En-Suite

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

### Bedroom Two

10' 9" x 7' 10" ( 3.28m x 2.39m )

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

### Bathroom

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

### Outside

Allocated parking and communal grounds.















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**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH331971](http://connells.co.uk/Property/WVH331971)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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.

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