



## 2 KNOCKHILL GARDENS WOLVERHAMPTON, WV10 6FG

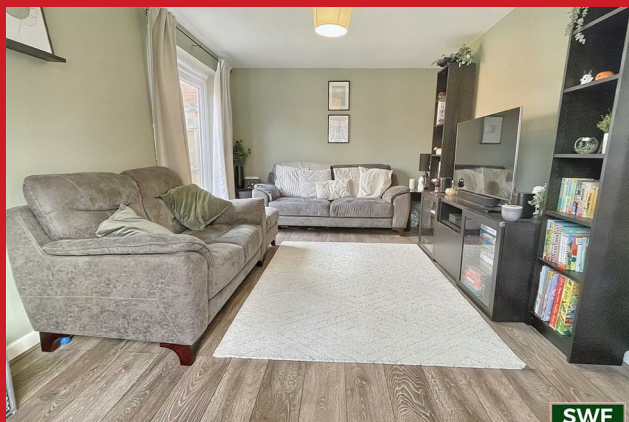
OFFERS IN THE REGION OF £300,000  
FREEHOLD

IMMACULATE three bedroom detached home situated on the popular Akron Gate Development well located for a number of amenities including shops, schools and access to public transport. Occupying a corner plot position the property offers spacious and well appointed accommodation throughout comprising entrance hall, living room, dining kitchen, master bedroom with en-suite shower room, two further double bedrooms, family bathroom and a pleasant enclosed garden to the rear. A driveway provides off road parking for up to 3 vehicles with a detached garage behind.



## 2 KNOCKHILL GARDENS

- Modern Detached Home
- Corner Plot
- Extremely Popular Location
- Master Bedroom With Ensuite
- Two Further Double Bedrooms
- Detached Garage
- Driveway Providing Off Road Parking
- Dining Kitchen With Utility Off



### ENTRANCE HALL

Radiator, staircase to the first floor landing, tiled floor and doors to the living room and dining kitchen.

### LIVING ROOM

Double glazed window, double glazed double doors to the rear garden and two radiators.

### DINING KITCHEN

Three double glazed windows, two radiators, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1¼ sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and space for a fridge freezer. A door provides access to the utility room.

### UTILITY ROOM

Part glazed door to the side, radiator, space for a dryer and plumbing for a washing machine. Door to ground floor w.c.

### GROUND FLOOR W.C

Low level w.c and pedestal wash hand basin.

### FIRST FLOOR LANDING

Double glazed obscure window, loft access hatch, built in storage cupboard and doors to:

### MASTER BEDROOM

Two double glazed windows, two radiators and door to the ensuite shower room.

### ENSUITE SHOWER ROOM

Double glazed obscure window, radiator, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and shower enclosure.

### BEDROOM TWO

Double glazed window and radiator.

### BEDROOM THREE

Two double glazed windows and radiator.

### BATHROOM

Double glazed obscure window, radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and paneled bath.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. A side gate provides access to the driveway and garage.

## GARAGE

Up and over door to the front, power points and lighting.

## COUNCIL TAX

Wolverhampton City Council - Tax Band D

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

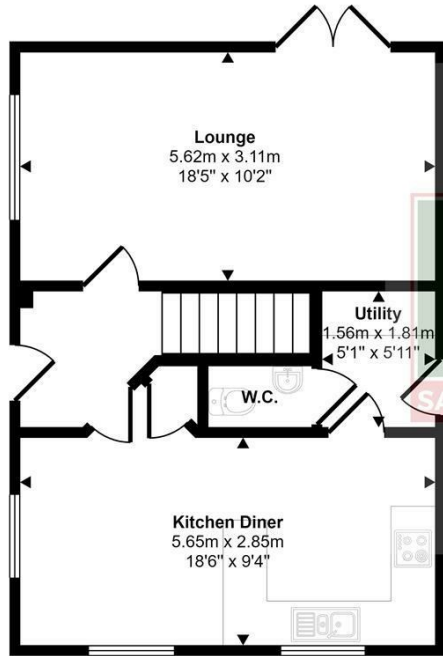
## TENURE

The agent understands that the property is freehold.

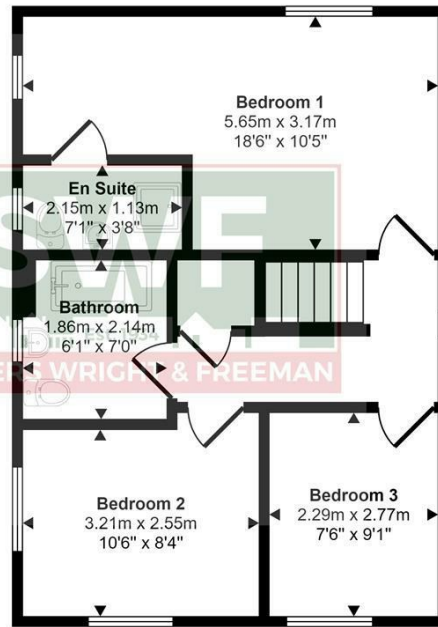
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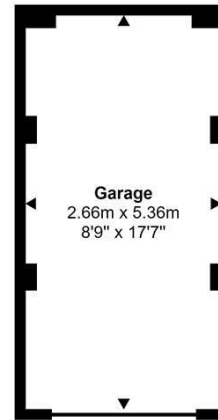
Approx Gross Internal Area  
106 sq m / 1141 sq ft



Ground Floor  
Approx 46 sq m / 491 sq ft



First Floor  
Approx 46 sq m / 496 sq ft



Garage  
Approx 14 sq m / 154 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements