



16 Akron Drive, Osley

*A Most Attractive Two Bedroom Terraced House In A Favoured Modern Development, Perfect For Buyers Requiring A Home, Ready To Just Move Into!*

**16 Akron Drive, Oxley, Wolverhampton, WV10 6EG**  
**Asking Price: £185,000**

**Tenure: Freehold**  
**Council Tax: Band B - Wolverhampton**  
**EPC Rating: C (76) No: 0300-2487-6420-2795-6601**  
**Total Floor Area: 541.2sq feet (50.3sq metres) Approx.**  
**No Upward Chain**  
**Services: We are informed by the Vendors that all main services are installed**

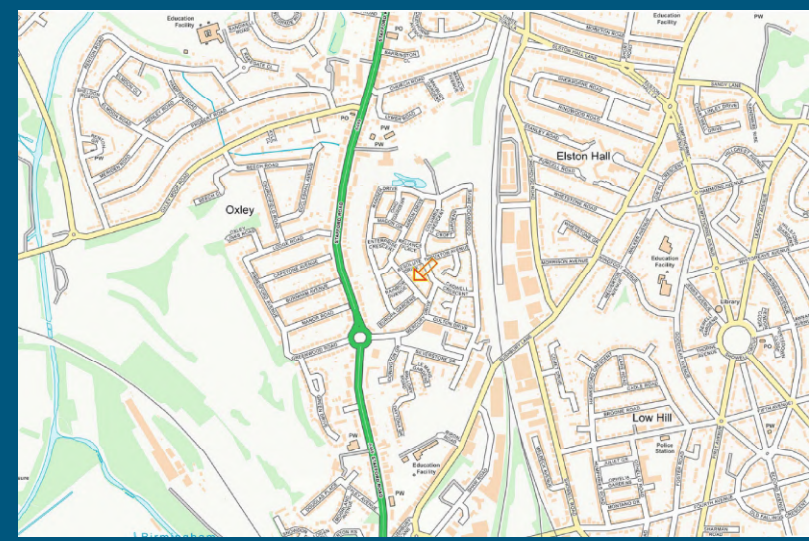
Occupying a choice position on this extremely popular modern development within easy access of the city centre & majority of amenities, this modern mid terraced property has been well maintained in recent years to create an excellent first class home, ideal for First Time Buyers requiring a property, ready to just move into!

Internal inspection is highly recommended to appreciate the well planned living accommodation which is stylishly appointed throughout incorporating many striking features including fresh simplistic decor, quality carpets & flooring, smart white bathroom and a stylish open plan dining kitchen with family area, perfect for entertaining guests.

Constructed in 2014 to utilise the maximum space, the interior includes entrance hall with staircase to first floor, a through open plan kitchen with living area which is fitted with a contemporary coloured suite and a downstairs guest cloakroom. On the first floor the landing leads to two double bedrooms and the family bathroom is fitted with a modern white suite. At the front of the property is a driveway providing ample off road parking and the enclosed rear garden has been landscaped to offer low maintenance with the use of a gated side entry.

The development is also well equipped having both local shops & public houses/ restaurants within easy walking distance, Goodyear Neighbour Park is adjacent with the use of public green space, cycle paths & footways, together with children’s play area, pond & games areas. Akron Drive is also only minutes away from the M54 motorway and therefore suitable for commuting to principal towns.

A superb example of if its type with viewing of the interior is essential, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>76 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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**Entrance Hall:** Composite front door with double glazed opaque window, radiator, built in storage/ meter cupboard and stairs to first floor.

**Open Plan Kitchen & Living Room: 22'2" (6.76m) x 12'2" (3.71m)**

Kitchen is fitted with a modern coloured suite comprising stainless steel 1.5 drainer sink unit with mixer tap, a range of base cupboards & drawers, suspended wall cupboards with background lighting & concealed wall mounted gas fired central heating boiler, laminate worktops with breakfast bar, built in electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbing for washing machine, recess for fridge freezer, built in alcove storage cupboard, tiled effect vinyl flooring and double glazed window to front. Living Room has two radiators and double glazed French doors to rear garden.

**Fitted Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, radiator, tiled effect vinyl flooring and extractor fan.

**First Floor Landing:** Loft hatch with pull down ladder to boarded attic.

**Bedroom One: 12'2" (3.72m) x 7'10" (2.38m)**

Radiator and double glazed window to rear.

**Bedroom Two: 12'4" (3.75m) x 7'9" (2.37m)**

Radiator and double glazed window to front.

**Bathroom: 5'11" (1.81m) x 5'7" (1.70m)**

Fitted with a white suite comprising panelled bath with shower unit & side screen, low level WC, pedestal wash hand basin, radiator, part tiled walls, tiled effect vinyl flooring and extractor fan.

**Rear Garden:** Neatly landscaped enclosed rear garden with full width patio, shaped centre lawn with paths to further paved terrace, gravelled borders, exterior power socket, surrounding fencing and gated entry to side passage/ front driveway.

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









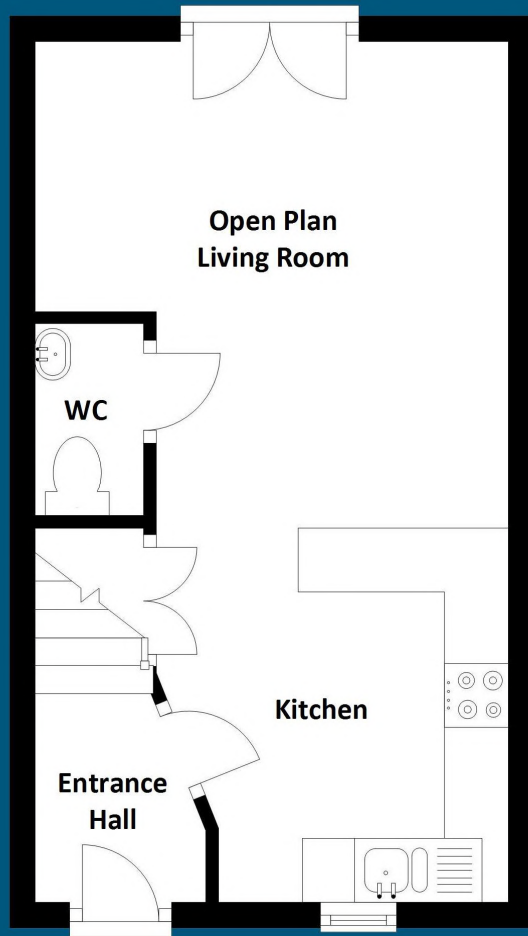






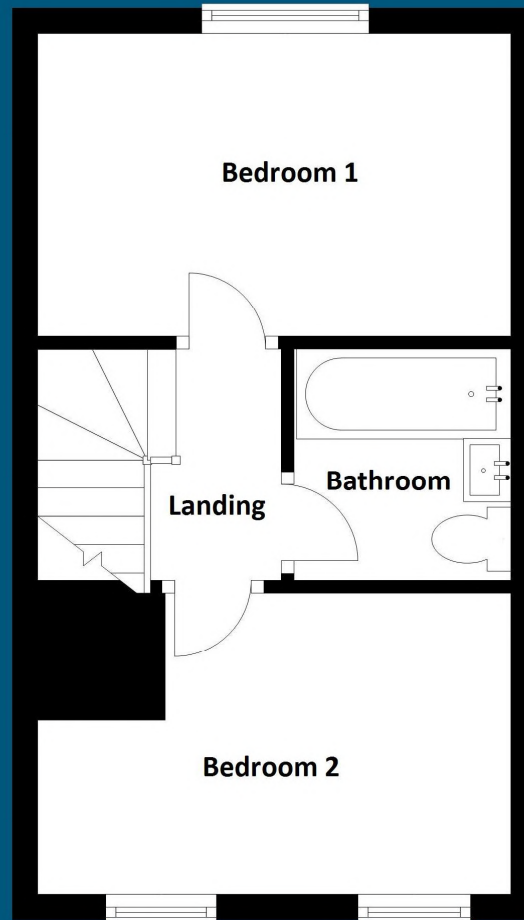


**Total Floor Area: 541.2sq feet  
(50.3sq metres) Approx.**



**Ground Floor**

Approx.: 270.0sq feet  
(25.1sq metres)



**First Floor**

Approx.: 271.2sq feet  
(25.2sq metres)



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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