



**Connells**

Knockhill Gardens  
Akron Gate Oxley Wolverhampton



## Property Description

Connells Wolverhampton are delighted to bring to the market this three bedroom detached family property on an enviable plot. Situated at the end of a could-de-sac and viewing is highly recommended.

The property comprises of entrance hall, 18ft entertainment style lounge, modern fitted kitchen diner, utility and downstairs wc. To the first floor there are a selection of three well proportioned bedrooms, en-suite shower room and family bathroom. Externally there is a garage, driveway and enclosed rear garden.

## The Location & Area

Situated in a prime location, Knockhill Gardens 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 Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

## Entertainment Kitchen Diner

18' 6" x 9' 4" ( 5.64m x 2.84m )

Double glazed window to front, two double glazed windows to side, a range of stylish wall and base units, inset oven, hob and extractor, space for fridge fridge freezer, door to utility for a dining table and chairs, door to utility, door to entrance hall.

## Utility

5' 1" x 5' 11" ( 1.55m x 1.80m )

Double glazed door to rear, central heating radiator, space for dryer, plumbing for washing machine, door to downstairs wc..

## Downstairs Wc

Low flush toilet, wash hand basin, central heating radiator, extractor fan.

## Lounge

18' 5" x 10' 2" ( 5.61m x 3.10m )

Double glazed window to front, french doors to garden, central heating radiator, door to entrance hall.

## First Floor Landing

Double glazed window to rear, doors to various rooms.

## Bedroom One

10' 5" x 18' 6" ( 3.17m x 5.64m )

Double glazed window to front, side and rear, central heating radiator, door to en-suite, door to first floor landing.

## En-Suite

Double glazed window, shower cubicle, low flush toilet, pedestal sink, door to Bedroom One.

## Bedroom Two

9' 2" x 10' 8" ( 2.79m x 3.25m )

Double glazed window to front and side, central heating radiator, door to first floor landing.

## Bedroom Three

9' 2" x 7' 6" ( 2.79m x 2.29m )

Double glazed window to side, central heating radiator, door to first floor landing.

## Family Bathroom

Double glazed window to front, pedestal sink, panelled bath, low flush toilet, central heating radiator, door to first floor landing.

## Garage

Up and over door to front.

## Outside Front & Side

Tarmac area providing off road parking, electric charging point.

## Outside Rear

Enclosed rear garden, paved patio area, lawned garden area.





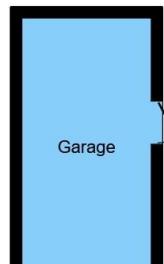




**Ground Floor**



**First Floor**



**Garage**

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To view this property please contact Connells on

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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331889](http://connells.co.uk/Property/WVH331889)**



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