



**Connells**

Ranger Drive  
Akron Drive Oxley Wolverhampton



## Property Description

Samuel Thorneycroft from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this immaculately presented and spacious three bedroom semi detached family home on the highly sought after Akron Gate estate in Oxley. Viewing is highly recommended, call Connells today to book your viewing.

Internally the property comprises of entrance hall, lounge, ground floor wc and modern style kitchen diner. Heading upstairs you will find three double bedrooms, stylish family bathroom and en-suite shower room. Outside to the front is off road parking for ample vehicles, garage for additional parking or storage space and a landscaped rear garden

## The Location & Area

Situated in a prime location, Ranger drive offers convenient access to numerous amenities including shops, pubs, medical facilities and is within close proximity to Wolverhampton City Centre, the M54 & adjoining M6 motorway and i54 Business Park.

## Approach

Set back from the roadside behind off road parking and front lawn leading to the main accommodation, garage and side gate.

## Entrance Hall

Door to front, ceiling light point, central heating radiator, door to lounge.

## Lounge

16' 2" max x 10' 2" max ( 4.93m max x 3.10m max )

Double glazed window to front, central heating radiator, ceiling light point, door to inner hall and entrance hall.

## Inner Hall

Stairs rising to first floor, central heating radiator, ceiling light point, door to lounge, ground floor wc and kitchen diner.

## Ground Floor Wc

Low flush wc, wash hand basin, central heating radiator, ceiling light point, extractor fan.

## Kitchen Diner

18' 7" x 7' 6" ( 5.66m x 2.29m )

Matching wall and base units with one and half stainless steel sink and drainer with mixer tap, integrated oven and grill, electric hob, extractor hood, plumbing for washing machine, space for dryer, central heating radiator, wall mounted boiler, two ceiling light points, double glazed window to rear, door to inner hall, French doors to rear garden.

## First Floor Landing

Ceiling light point, loft access, storage cupboard, doors to various rooms.

## Bedroom One

13' 8" max x 9' 6" max ( 4.17m max x 2.90m max )

Two double glazed windows to front, central heating radiator, ceiling light point, door to ensuite.

## En-Suite Shower Room

Walk-in shower cubicle, low flush wc, wash hand basin, extractor fan, part tiled walls, ceiling light point, central heating radiator, double glazed window to front.

## Bedroom Two

11' 4" x 8' 7" ( 3.45m x 2.62m )

Double glazed window to rear, central heating radiator, ceiling light point.

## Bedroom Three

9' 9" x 7' 9" ( 2.97m x 2.36m )

Double glazed window to rear, central heating radiator, ceiling light point.

## Family Bathroom

Double glazed window to side, panelled bath with shower over, low flush wc, wash hand basin, part tiled walls, ceiling light point, extractor fan, central heating radiator.

## Outside Rear

Paved patio area, lawn, slate area, outside tap point, timber shed, side gate access.

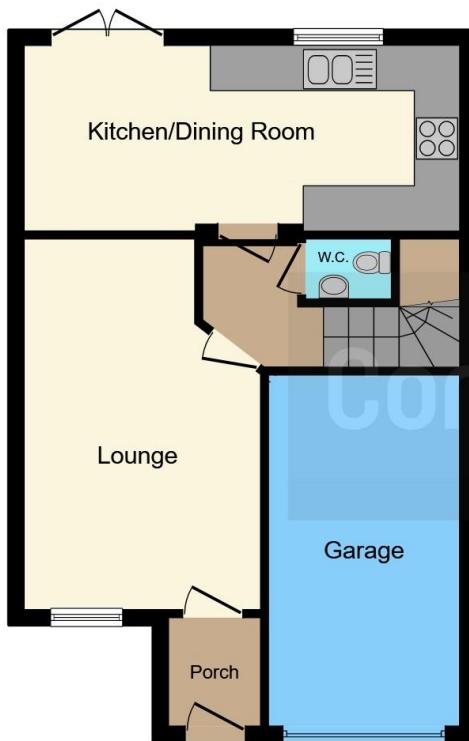
## Garage

Up and over door to front.









**Ground Floor**



**First Floor**

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To view this property please contact Connells on

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EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

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