



Connells

Columbia Crescent
Akron Gate Wolverhampton

Columbia Crescent Akron Gate Wolverhampton WV10 6GB

for sale offers in the region of
£220,000



Property Description

Presented to a superb standard throughout, this two-bedroom semi-detached home on the sought-after Akron Gate development is ready to move straight into.

The entrance hall leads to a welcoming lounge with a media wall and inset fireplace, creating the perfect space for relaxing or entertaining. Beyond is a modern kitchen diner, fitted with a range of units, an oven, hob and extractor, with space for a dining table and french doors opening onto the garden, so it's easy to bring the outside in on warmer days. A convenient downstairs WC completes the ground floor.

Upstairs, an oak and glass balustrade adds a contemporary touch to the landing. There are two well-presented bedrooms, the main with two front windows, the second with a fitted wardrobe, plus a stylish family bathroom.

Outside, the block-paved driveway provides off-road parking for 2 cars and an electric car charging point. There is side gated access leads to a private, low-maintenance rear garden with artificial lawn and pergola, perfect for relaxing or entertaining without the upkeep.

Akron Gate is well placed for the A449 Stafford Road, with easy access to the M54 and M6, the i54 business park, the University of Wolverhampton, the city centre and local shops.

A great option for first-time buyers, young professionals or investors. Early viewing is advised.

Location And Area

Situated on the popular Akron Gate estate which links to the main A449 Stafford Road with further links the M54 and M6 motorways. The i54 commercial development is also close by. Wolverhampton University and City centre along with local shopping is also conveniently located nearby.

Entrance Hall

Double glazed door to front, stairs access, radiator, door to downstairs wc and door to living room.

Living Room

15' 1" x 9' 5" (4.60m x 2.87m)

Double glazed window to front, radiator, feature media wall with an inset fireplace, door to entrance hall, door to kitchen diner.

Entrainment Kitchen Diner

8' 2" x 12' 7" (2.49m x 3.84m)

Double glazed french doors to rear, double glazed french window to rear, range of wall and base units with an inset oven, hob, extractor, plumbing for a washing machine, space for a dining table, radiator, boiler cupboard.

Downstairs Wc

Double glazed window to front, vanity sink, low flush toilet, feature tiled walls, door to entrance hall.

First Floor Landing

Glass balustrade with oak handrail, doors to various rooms.

Bedroom One

12' 8" x 8' 10" (3.86m x 2.69m)

Two double glazed windows to front, radiator, door to landing.

Bedroom Two

9' 9" x 8' 1" (2.97m x 2.46m)

Fitted wardrobe, radiator, double glazed window to rear, door to landing.

Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, door to landing.

Outside Front

Large block paved driveway, electric car charging point, paved pathway leading to a side gate.

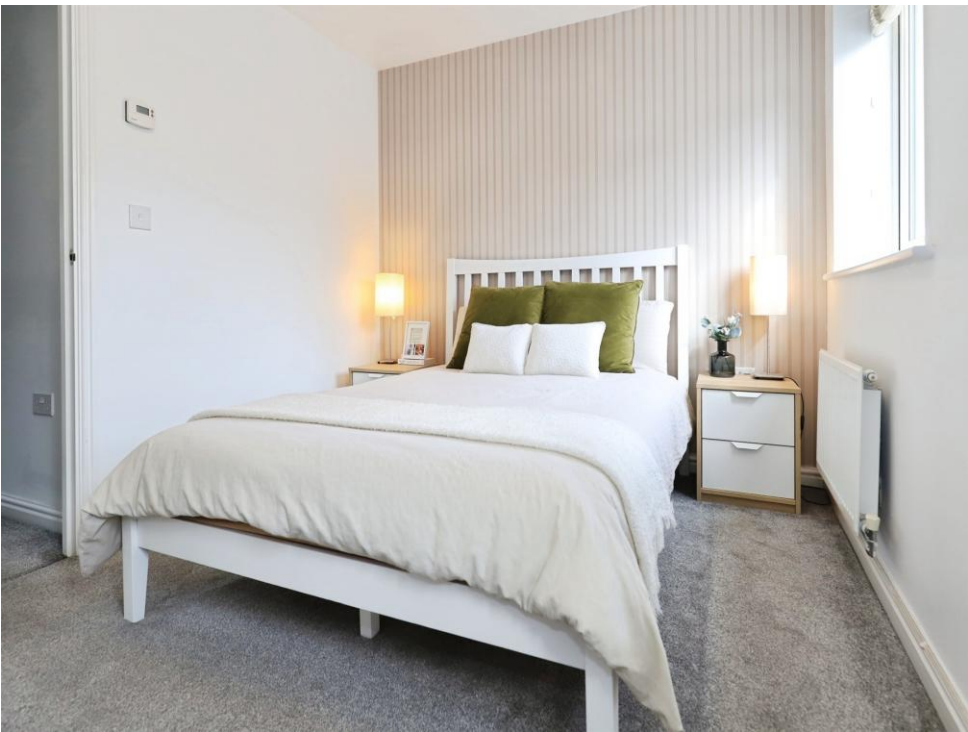
Outside Rear

Good sized enclosed rear garden which has artificial lawn, panelled fencing, feature pergola.

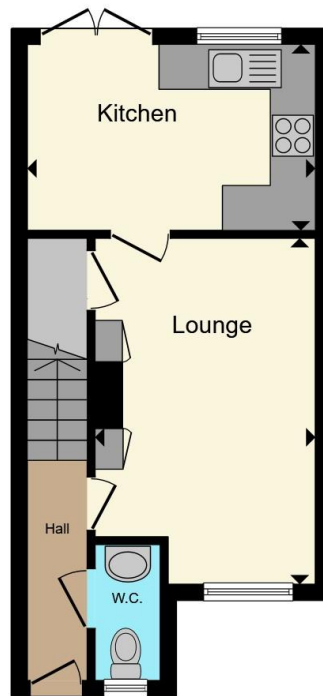
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

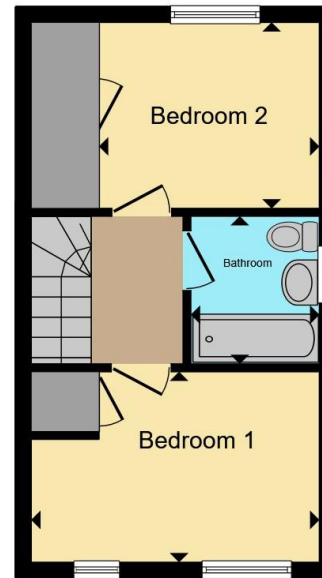








Ground Floor



First Floor

Total floor area 57.3 m² (617 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336512



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