



**Connells**

Knockhill Gardens  
Akron Gate Oxley Wolverhampton

# Knockhill Gardens Akron Gate Oxley Wolverhampton WV10 6FG

for sale offers in excess of  
**£290,000**



## 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.





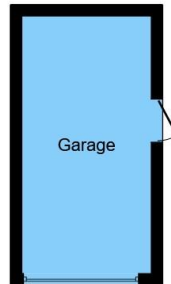




**Ground Floor**



**First Floor**



**Garage**

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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.focalagent.com](http://www.focalagent.com)

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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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