



**Connells**

Snetterton Gardens  
Oxley Wolverhampton



## Property Description

Connells Wolverhampton are pleased to bring to market this modern semi-detached home situated amongst the popular Akron Gate Estate in a cul-de-sac location close to local amenities as well as excellent transport links to Wolverhampton City Centre and the M54/M6 motorways.

The property comprises of entrance hall, guest wc, spacious lounge, stylish fitted kitchen diner, three bedrooms, en-suite and a family bathroom. Externally there are two allocated parking spaces to front, EV charging point and a low maintenance rear garden feature artificial lawn.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated on the popular Akron Gate estate, which links the main Stafford Road with further links to Wolverhampton city centre and access to the M54 & M6 motorways, i54 commercial development which houses Jaguar Land Rover and many other commercial businesses is also relatively close by as is New Cross hospital and Bentley Bridge Retail Park.

## Entrance Hall

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

## Guest Wc

Wc, wash hand basin, extractor fan, radiator.

## Lounge

16' 2" max x 11' 9" max ( 4.93m max x 3.58m max )

Double glazed window to front and side, radiator.

## Kitchen

15' x 10' 5" ( 4.57m x 3.17m )

Double glazed window to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, gas hob, radiator, store cupboard/ pantry, double glazed patio doors to rear.

## First Floor Landing

Doors to various rooms, loft access, storage cupboard, radiator.

## Bedroom One

11' 9" plus recess x 8' 5" ( 3.58m plus recess x 2.57m )

Double glazed window to front, radiator, en-suite.

## En-Suite

Wc, was hand basin, extractor fan, shower cubicle, radiator, half tiled walls.

## Bedroom Two

10' 2" x 8' 5" ( 3.10m x 2.57m )

Double glazed window to rear, radiator.

## Bedroom Three

8' 9" x 6' 3" ( 2.67m x 1.91m )

Double glazed window to front, radiator.

## Bathroom

Double glazed window to rear, wc, wash hand basin, extractor fan, bath with mixer taps and shower head above, radiator, half tiled walls.

## Outside Front

Two allocated parking space to front with an EV charger, outdoor tap and double electric point.

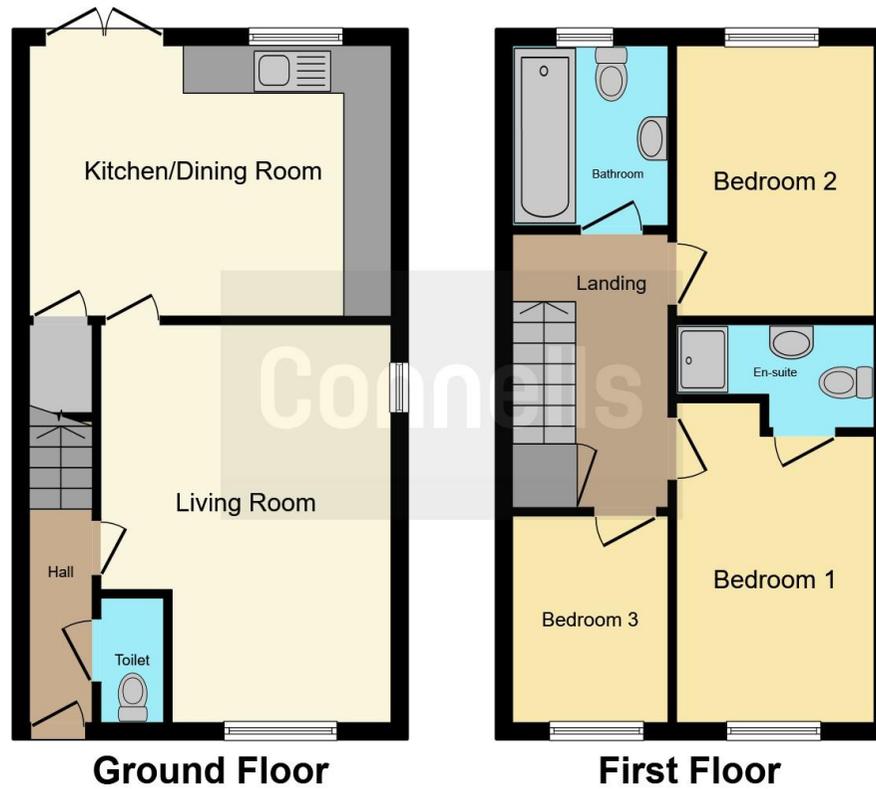
## Outside Rear

Patio area, artificial lawn, outdoor tap, outdoor light, elevated side access.









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)

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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