

Connells

Columbia Crescent
Akron Gate Wolverhampton

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Akron Gate Wolverhampton WV10 6GB

for sale offers over
£110,000







Property Description

Connells Wolverhampton have the delight to bring to the market this modern second floor apartment boasting no onward chain. Well located to nearby amenities including a supermarket and pub on the estate this property is also conveniently located to the M6 and M54 motorway links.

Well presented throughout the property boasts an entrance hall with storage and loft access, open plan lounge and kitchen area with feature Juliet balcony. The home also boasts two double bedrooms, master en-suite, bathroom. Externally the property provides secure gated parking with the owner benefiting from one allocated parking space as well as additional visitors parking.

Viewing is highly recommended to appreciate the accommodation on offer.

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 window to rear, electric heater, airing cupboard, separate storage cupboard, loft access, intercom system.

Open Plan Lounge Kitchen

21' 6" x 10' 5" (6.55m x 3.17m)

Double glazed window to rear, two electric heaters, range of wall and base units with work surfaces above, stainless steel sink drainer, electric oven, electric hob, plumbing for appliances, double glazed doors to front leading to the Juliet balcony.

Bedroom One

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to front, electric heater, en-suite.

En-Suite

Wc, wash hand basin, shower cubicle, extractor fan, electric heater, part tiled walls.

Bedroom Two

10' 8" x 7' 11" (3.25m x 2.41m)

Double glazed window to front, electric heater.

Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps, extractor fan, electric heater, part tiled walls.

Outside

One allocated parking space (number 6) behind a secure gated entrance, additional visitors parking available.

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.







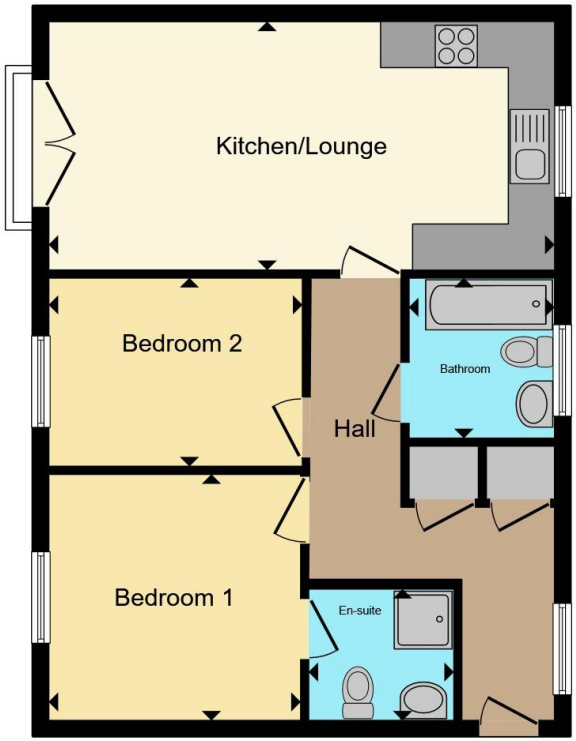









No Parking
In Front Of
The Gates
Dry
Riser
Inlet



Total floor area 59.6 m² (641 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

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To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: B

Service Charge: 1589.76

Ground Rent: 225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335654

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.