



Connells

Indianapolis Gardens
Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to market this modern semi-detached family town house located in the popular area of Akron/ Oxley. Well situated to local schooling, amenities and transport links, including the Stafford road linking the M54 and M6 motorways, this home promises to be the perfect choice for families.

Beautifully presented throughout the internal accommodation comprises of entrance hall, lounge, fitted kitchen diner, utility, downstairs wc to ground floor. On the first floor are three bedrooms and a stylish family bathroom with the mast bedroom featuring built in wardrobes, eves storage and en-suite being located on the second floor.

Externally the property continues to impress with an enclosed rear garden, perfect for relaxing with family meanwhile a double tandem driveway with EV charging point and detached garage provide generous parking capabilities and storage.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the north of Wolverhampton City centre on the popular Akron Gate development with easy access to the A449 Stafford Road leading to the i54 Commercial Development, M54 motorway and adjoining M6 motorway, with nearby supermarket and eateries.

Entrance Hall

Door to front, stairs to first floor landing, radiator.

Lounge

16' 7" x 12' 6" into recess (5.05m x 3.81m into recess)

Double glazed window to front and side, radiator, understairs store cupboard.

Kitchen Diner

15' 7" x 10' 5" (4.75m x 3.17m)

Range of wall and base units with work surfaces above, stainless steel sink drainer, electric oven with gas hob, integrated washing machine, integrated dishwasher, integrated fridge freezer, radiator, double glazed patio doors to rear, access to the garden, access to the utility.

Utility

6' x 6' (1.83m x 1.83m)

Double glazed door to side, wall and base units with work surfaces above, plumbing for appliances, radiator, access to wc.

Wc

Double glazed window to side, wc, wash hand basin, extractor fan and radiator.

First Floor Landing

Airing cupboard, stairs to second floor, doors to various rooms.

Bedroom Two

13' 10" x 8' 8" (4.22m x 2.64m)

Double glazed window to rear, radiator.

Bedroom Three

13' 1" max x 8' 8" max (3.99m max x 2.64m max)

Double glazed window to front, radiator.

Bedroom Four

10' 4" x 6' 6" (3.15m x 1.98m)

Double glazed window to rear, radiator.

Family Bathroom

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

Second Floor Landing

Radiator, access to master bedroom.

Master Bedroom

20' 7" max x 11' 11" max (6.27m max x 3.63m max)

Double glazed window to front, double glazed skylight to rear, two radiators, built in wardrobe, eves storage, en-suite.

En-suite

Double glazed skylight, wc, wash and basin, shower cubicle, extractor fan, radiator, part tiled walls and laminate flooring.

Outside Front

Double tandem driveway to side and shrubs, access to detached garage.

Detached Garage

20' 4" x 10' 8" (6.20m x 3.25m)

Up and over door, power, lighting.

Outside Rear

Patio area, lawn, outdoor light, outdoor tap, EV charging point, gated side access.

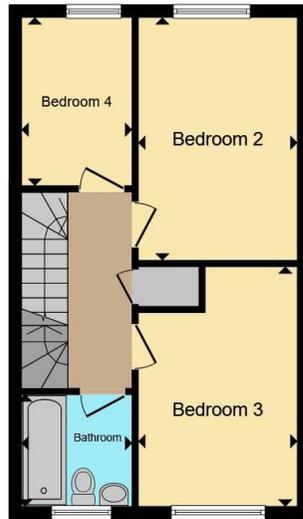








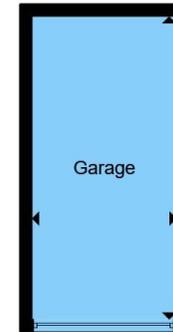
Ground Floor



First Floor



Second Floor



Garage

Total floor area 123.3 m² (1,327 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



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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