



Connells

Columbia Crescent
Wolverhampton



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton Branch is delighted to bring to the market this immaculately presented and deceptively spacious two bedrooms apartment set on the second floor and boasts no onward chain.

Internally the property comprises of an inviting entrance hall leading to an open plan lounge and kitchen with feature Juliet balcony. The property also has a well appointed bathroom, two bedrooms with the added benefit of an en-suite shower room.

Externally the property has an allocated parking space with secure gated entrance.

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.

Approach

Set back from the road side with secure gated entrance and secure intercom system entry.

Communal Hallway

Doors to front and rear, stairs to all floors.

Entrance Hallway

Double glazed window, intercom, loft access, electric storage heater, two storage cupboards, one housing the water tank, doors to various rooms.

Lounge/ Kitchen

23' 8" x 14' 7" (7.21m x 4.45m)

Double glazed window, Juliet balcony, ceiling light point, ceiling spotlights, two electric storage heaters. In the kitchen there is an integrated oven, electric four ring hob, extractor hood, plumbing point for washing machine, double glazed window, ceiling spotlights.



Bedroom One

12' 5" max x 9' 8" max (3.78m max x 2.95m max)

Double glazed window, ceiling light point, door to en-suite.

En-Suite

Shower cubicle, low flush wc, wash hand basin, electric storage heater, ceiling spotlights, extractor fan, partly tiled walls.

Bedroom Two

12' 5" max x 7' 3" max (3.78m max x 2.21m max)

Double glazed window, ceiling light point, electric storage heater.

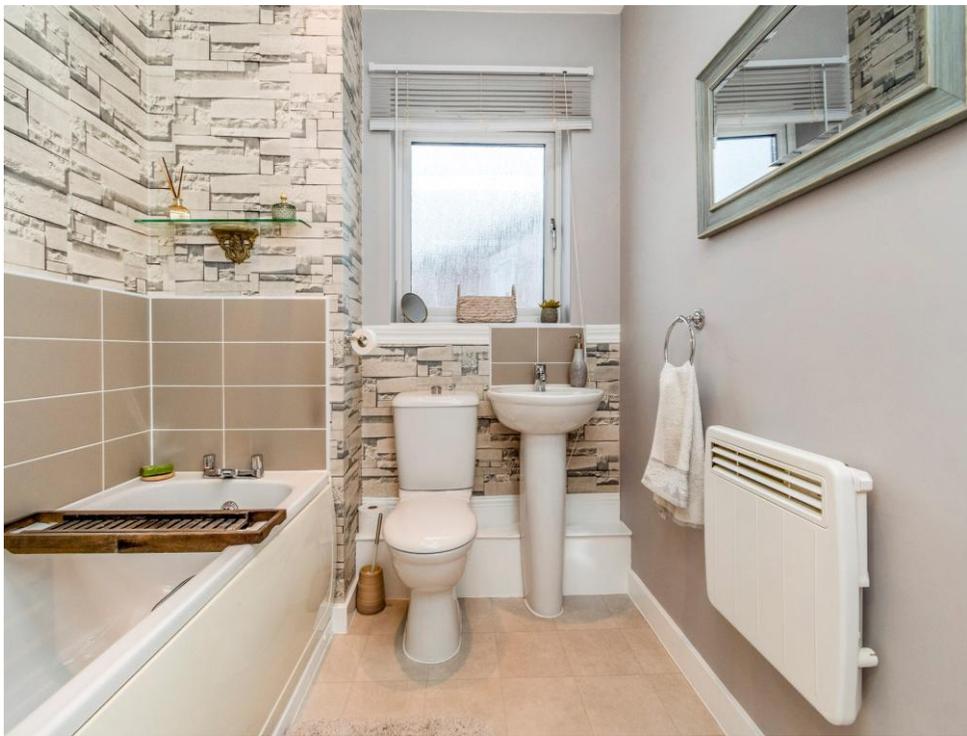
Bathroom

Panelled bath, low flush wc, wash hand basin, ceiling spotlights, extractor fan, electric storage heater, double glazed window, partly tiled walls.

Outside

One allocated parking space.









Floor Plan

Total floor area 64.6 m² (696 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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81-83 Darlington Street
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EPC Rating: D Council Tax Band: B

Service Charge: 1589.76

Ground Rent: 225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH334672

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



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.

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