

Rees Page



10 Europa Gardens, Akron Gate, Wolverhampton, WV10 6BY

Situated within the modern residential estate of Akron Gate, north of the City of Wolverhampton, with an abundance of local amenities at hand, including schools, shops, supermarkets, restaurants and parks. Ideal for commute from the A449 Stafford Road, south into the city and north to Junction 2 of the M54 motorway. This modern mid-terraced home is well presented throughout and commands a viewing for full appreciation.

In brief, the property includes, reception, guests WC, living room, breakfast kitchen, three bedrooms (master with en-suite) plus family bathroom. Benefiting from double glazing and radiator central heating, plus a lawned rear garden and front driveway.

Viewing is highly recommended for full appreciation of the property, its location, and the surrounding amenities.

Offers Around

£225,000



Entrance

Is under a canopy to a double glazed composite door, with wall light to side and opening into

Reception Hall

With a ceiling light, mains connected smoke alarm, radiator, laminate flooring and doors into

Guests WC

With a ceiling light, hand wash basin, WC and radiator.

Living Room

14' 2" x 11' 5" (4.32m x 3.48m)

Having a double glazed front window, ceiling light, smoke alarm, telephone point, TV and cable points, two radiators, laminate flooring and door into



Inner Lobby

With a ceiling light, smoke alarm, radiators and door into

Breakfast Kitchen

14' 11" max x 11' 10" max (4.55m x 3.61m)

Having a range of fitted wall and base units, roll edge work surfaces, plinth lighting, inset sink and drainer, breakfast bar, radiator, plumbing for a washing machine and tumble dryer, ceiling lights, smoke alarm, tiled floor and splashbacks, integrated cooker, gas hob and extractor hood and double glazed doors and windows to rear garden.



Stairs rise from the inner lobby to a first floor

Landing

With a ceiling light, smoke alarm, airing cupboard with Ideal Independent Combi 2 C35 boiler, loft access hatch and doors into

Bedroom One

10' 0" x 9' 8" min (3.05m x 2.95m)

With a double glazed rear window, ceiling light, radiator, built in wardrobes, plus door into



En Suite

With a double glazed rear window, ceiling light, extractor fan, walk in shower cubicle, WC, pedestal wash basin and radiator.

Bedroom Two

7' 9" x 8' 5" min (2.36m x 2.57m)

With a double glazed front window, ceiling light and a radiator.

Bedroom Three

7' 0" x 6' 11" (2.13m x 2.11m)

With a double glazed front window, ceiling light and a radiator.

Bathroom

Having a panel bath, pedestal wash basin, WC, ceiling light, tiled splashbacks, extractor fan and a radiator.

OUTSIDE

To the rear is an enclosed garden with lawn, patio, security light, cold water tap, shed, gated access to rear gated walkway.

To the fore is a driveway and barked gardens beds.

Location

The property is situated within a modern residential estate to the north of the City of Wolverhampton, ideal for commute from the A449 Stafford Road, south into the city and north to Junction 2 of the M54 motorway.

From Stafford Road, turn into Mercury Drive (by the Gatehouse Public House), past the ALDI supermarket, left into Akron Drive, left again into Europa Gardens and the property is on the right.

For SATNAV please use the postcode WV10 6BY.

NB

Blinds and carpets are included.

The property may potentially be available without a chain (to be confirmed).

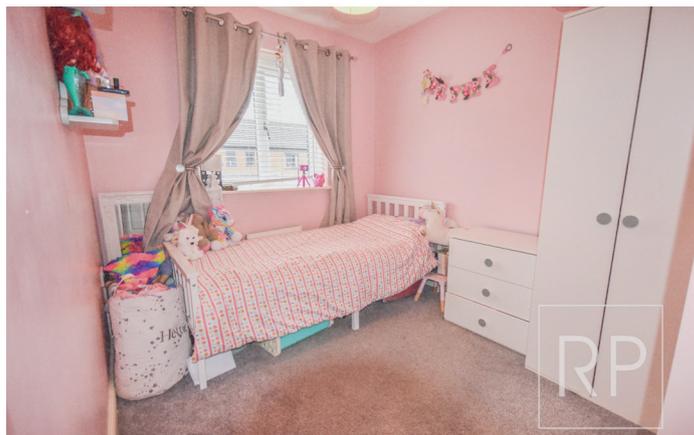
Viewing is strictly by prior appointment.

Offers are invited for consideration.

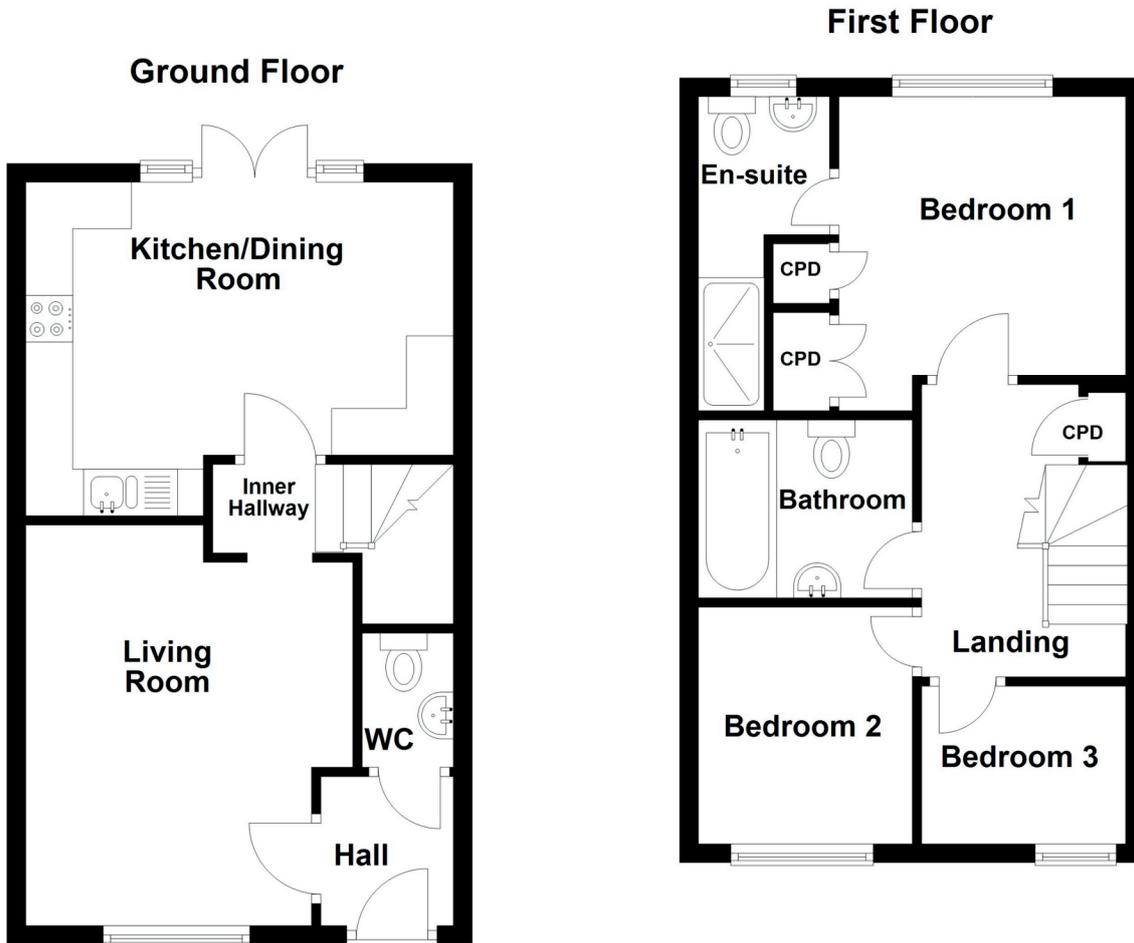
Title: Freehold

Council Tax: Wolverhampton Band B

Energy Performance Rating: C



Total Floor Area = 73 square metres



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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