



103 COLUMBIA CRESCENT WOLVERHAMPTON, WV10 6GB

NO CHAIN - Immaculately presented four bedroom detached home located on the popular Akron Gate development close to a range of amenities including shops, pubs, medical facilities and is just a short distance from Wolverhampton City Centre, the M54, and the i54 Business Park. The property features spacious and well appointed accommodation throughout comprising entrance hall, living room, dining kitchen, utility, ground floor w.c, four double bedrooms with en-suite to master, family bathroom, enclosed rear garden, integral garage and a driveway to the front.

£315,000
FREEHOLD



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- NO ONWARD CHAIN • FOUR BEDROOM DETACHED HOME • IMMACULATED PRESENTED THROUGHOUT • DINING KITCHEN • INTEGRAL GARAGE • EXTREMELY POPULAR LOCATION • CLOSE TO I54 & M54 • WALKING DISTANCE TO SUPERMARKET • PARK NEARBY



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APPROACH

The property is approached via a tarmac driveway with an adjacent lawned foregarden.

ENTRANCE HALL

Radiator, staircase to the first floor landing and door the living room.

LIVING ROOM

Double glazed window to the front, radiator and double doors to the dining kitchen.

DINING KITCHEN

Double glazed window to the rear, double glazed sliding patio doors to the rear garden, under stairs cupboard, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and space for various household appliances including both a fridge and freezer.

UTILITY

Part glazed door to the side, radiator and counter top work surface with space below for household appliances including plumbing for a washing machine. Door to ground floor w.c.

GROUND FLOOR W.C

Double glazed obscure window to the rear, radiator, wash hand basin and low level w.c.

FIRST FLOOR LANDING

Loft access hatch, built in airing cupboard and doors radiating to:

MASTER BEDROOM

Double glazed window to the front, radiator, built in airing cupboard and door to the ensuite shower room.

ENSUITE SHOWER ROOM

Double glazed obscure window to the side, radiator and suite comprising pedestal wash hand basin with splash back tiling, close coupled w.c and corner shower enclosure.

BEDROOM TWO

Double glazed window to the front and radiator.

BEDROOM THREE

Double glazed window to the rear and radiator.

BEDROOM FOUR

Double glazed window to the rear and radiator.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. A side passageway provides access to the front.

GARAGE

Electric power points and lighting.

TENURE Freehold

The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

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ADDITIONAL INFORMATION

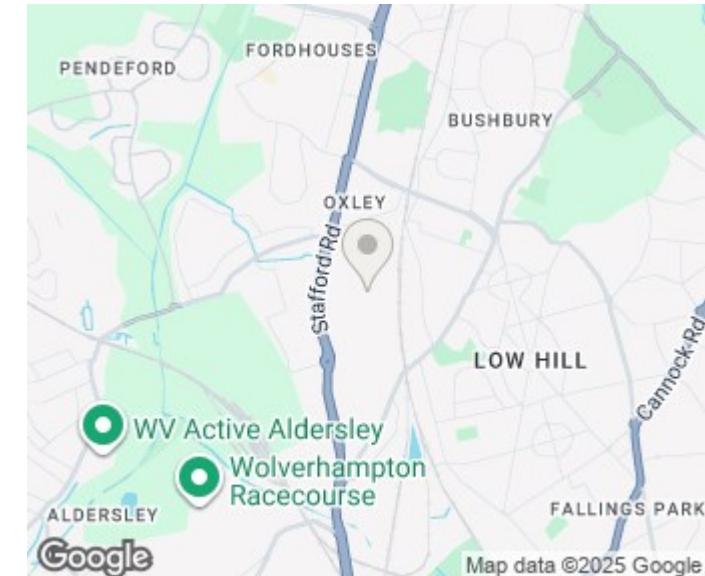
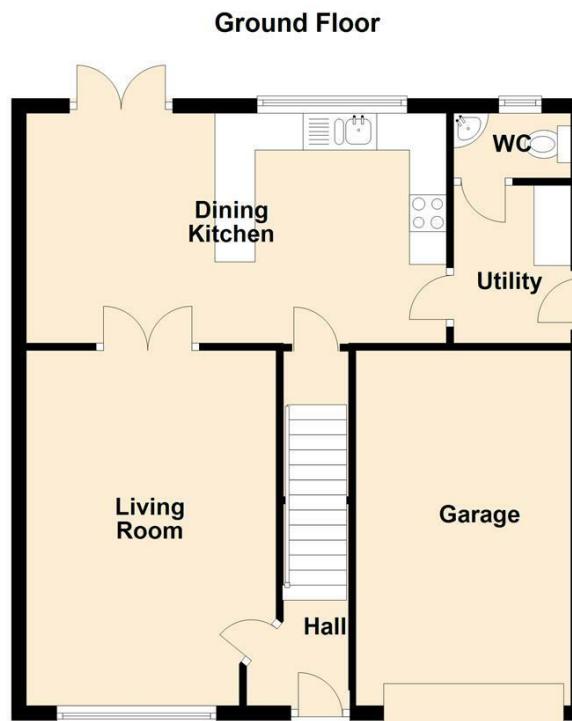
Local Authority – Wolverhampton

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements