



**14 CRICKET MEADOW, FORDHOUSES**  
**WOLVERHAMPTON, WV10 6LS**

**OFFERS IN THE REGION OF £235,000**  
**FREEHOLD**

Three bedroom semi-detached home in a popular cul-de-sac location, convenient for access into the city centre and nearby M54. Available with NO ONWARD CHAIN the property features a pleasant living room, dining kitchen, utility, guest w.c. three bedrooms, side garage and an attractive rear garden.



# 14 CRICKET MEADOW

- NO ONWARD CHAIN • POPULAR CUL-DE-SAC LOCATION • CONVENIENT FOR CITY CENTRE AND MOTORWAY ACCESS • THREE BEDROOMS • DINING KITCHEN • GROUND FLOOR W.C. • UTILITY • SIDE GARAGE



## APPROACH

The property is approached via a driveway providing off road parking with access to the side garage and entrance porch.

## ENTRANCE PORCH

## HALLWAY

Radiator, staircase to the 1st floor landing.

## LIVING ROOM

Double-glazed window to the front, radiator and doorway to the dining kitchen.

## DINING KITCHEN

Two double-glazed windows to the rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above, incorporating a sink and drainer unit with mixer tap.

## UTILITY

Fitted counter top work surface with store cupboard beneath and doors to the rear garden, w.c. and garage.

## GROUND FLOOR W.C.

Double-glazed obscure window to the rear and low-level w.c.

## FIRST FLOOR LANDING

Loft access hatch and built in airing cupboard.

## BEDROOM ONE

Double-glazed window to the front and built in wardrobes.

## BEDROOM TWO

Double-glazed window to the rear, radiator and fitted wardrobes.

## BEDROOM THREE

Double-glazed window to the rear and radiator.

## BATHROOM

Double-glazed obscure window to the front, radiator, tiled walls and coloured suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath.

## SIDE GARAGE

Up and over door to the front, doorway to the utility.

## REAR GARDEN

To the rear of the property is an attractive, well maintained garden with patio and lawn areas.

## TENURE Freehold

The property is freehold.

## SERVICES

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

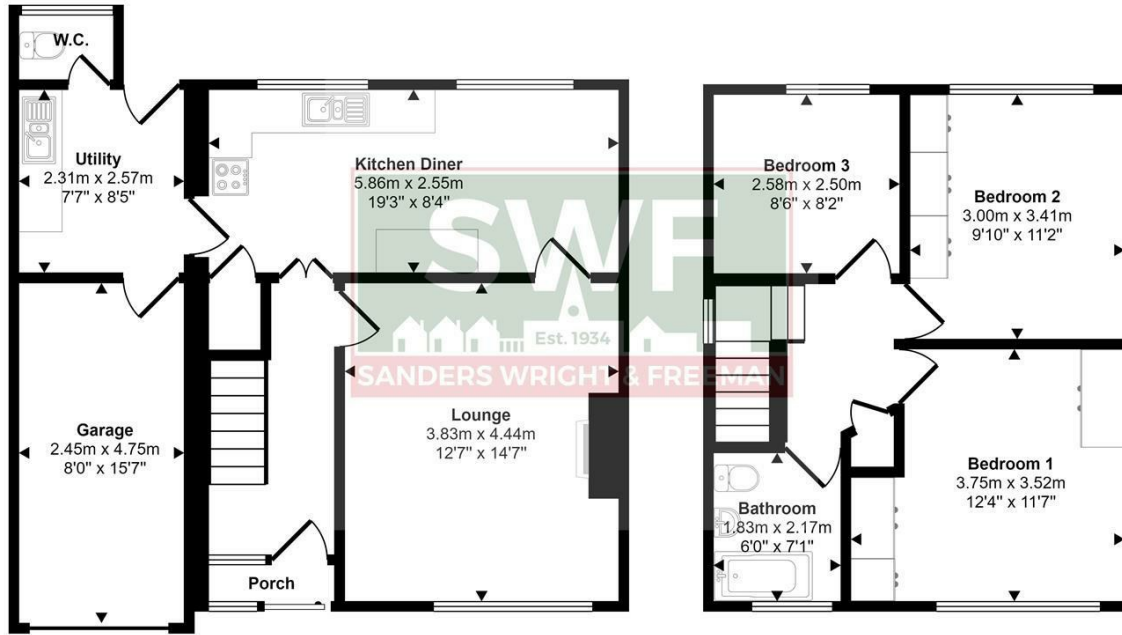
## COUNCIL TAX

Wolverhampton City Council - Tax Band C

# 14 CRICKET MEADOW



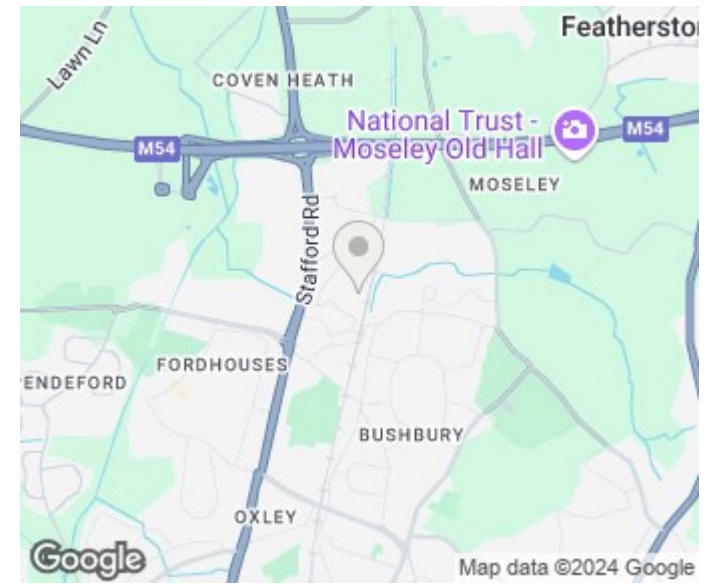
Approx Gross Internal Area  
104 sq m / 1122 sq ft



Ground Floor  
Approx 63 sq m / 682 sq ft

First Floor  
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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