Connells

Cricket Meadow
Fordhouses Wolverhampton

Cricket Meadow
Fordhouses Wolverhampton WV10 6LS

for sale offers over
£250,000

Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this well presented and deceptively spacious three bedroom semi-detached family home in a popular cul-de-sac in Fordhouses. Viewings are highly recommended to appreciate the accommodation on offer and would be suitable for first time buyers, investors or families.

Internally the property comprises of an entrance hall leading to an open plan lounge/ dining room with the added benefit of having an adjoining conservatory which is currently being utilised as an office. The ground floor also boasts a modern and stylish kitchen with integrated appliances leading to a convenient utility room. On the first floor are three bedrooms and a well presented bathroom. Externally to the front is a lawn, off road parking and access to a garage whilst to the rear is a well looked after garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in the popular Fordhouses area of Wolverhampton, this property benefits from having fantastic commuter access links to both the i54 Commercial Development and M54 and M6 motorways along with Wolverhampton City centre via A449 Stafford Road. Nearby are numerous parks, schools, dentist and doctors.

Approach

Set back from the road side behind off road parking and front garden with access to the main accommodation and garage.

Entrance Hallway

Composite front door, vertical radiator, stairs to first floor landing, doors to various rooms.

Lounge Diner

22' 9" max x 12' 5" max (6.93m max x 3.78m max)

Double glazed window to front, two radiators, two wall lights, two ceiling light points, access to conservatory, door to hallway.

Conservatory

8' 7" x 7' 2" (2.62m x 2.18m)

Double glazed windows, radiator, double glazed sliding doors to rear garden.

Kitchen

11' 1" x 7' 10" (3.38m x 2.39m)

Matching wall and base units with granite one and a half sink and drainer with mixer tap, integrated double oven and dishwasher, plinth lights, partly tiled walls, induction hob with extractor hood above, hidden pull out cupboard, ceiling light point, pantry cupboard, double glazed window to rear, door to hallway, access to utility.

Utility

8' 1" x 7' 6" (2.46m x 2.29m)

Wall and base units, plumbing point for washing machine and American fridge freezer, double glazed window to rear, open access to kitchen, doors to garage and garden.

First Floor Landing

Doors to various rooms, loft access, double glazed window to side, airing cupboard housing the water tank.

Bedroom One

12' 5" max x 11' 5" max (3.78m max x 3.48m max)

Double glazed window to front, ceiling light point, radiator, space for rail.

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m)

Double glazed window to rear, ceiling light point, radiator.

Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to rear, wall mounted boiler, radiator, ceiling light point.

Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin, tiled walls, radiator, ceiling light point, double glazed window to front.

Outside Rear

Paved patio area with rockery feature, gravelled area, mature trees, outside tap point, lawn.

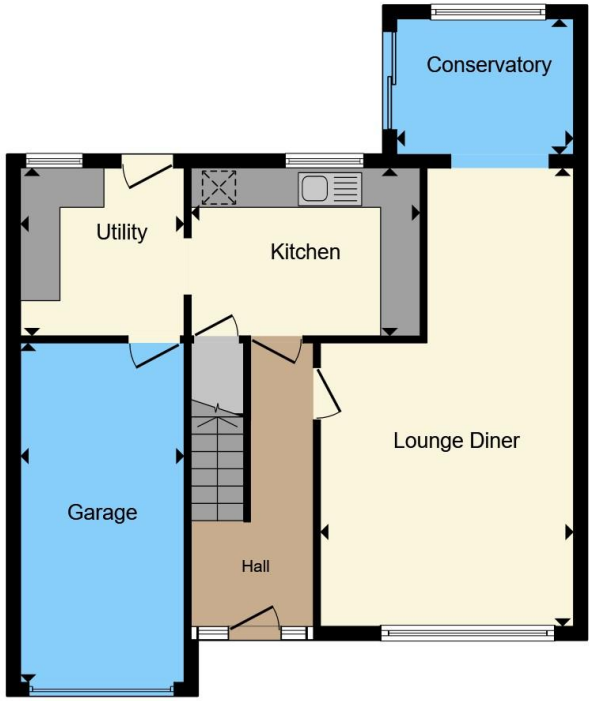
Garage

16' 8" x 7' 8" (5.08m x 2.34m)

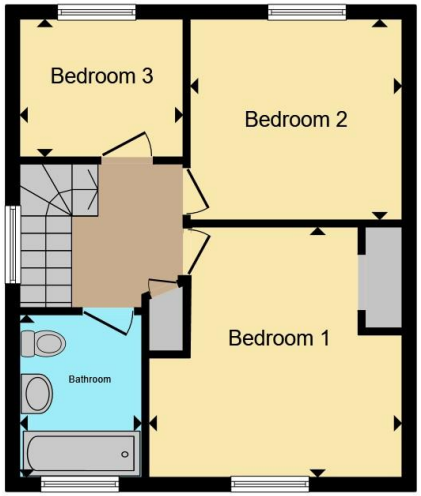
Double hinged garage doors, ceiling light point, power supply, door to utility.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Ground Floor



First Floor

Total floor area 107.4 m² (1,156 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

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To view this property please contact Connells on

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EPC Rating: C

Council Tax
Band: B

Tenure: Freehold

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