



**21, Cricket Meadow
Wolverhampton, WV10 6LS**

Offers over £220,000

Situated within a quiet cul-de-sac in the Northwood Park area of Wolverhampton, this three-bedroom semi-detached property is offered to market with no upward chain.

Requiring a full programme of renovation throughout, it presents an excellent opportunity for buyers looking to redesign and modernise to create a bespoke family home.

The accommodation comprises a living room, a kitchen/diner, a full-width attached garage incorporating a W.C. and separate storage room, three bedrooms and a family bathroom.

To the front is a driveway providing off-road parking for one vehicle, alongside an area of lawn bordered by mature evergreens, and to the rear is an enclosed garden.

The property is conveniently positioned for a range of local shops, schools and everyday amenities. Wolverhampton City Centre, i54 Business Park and Jaguar Land Rover are readily accessible, together with the M54 and M6 motorway networks.

ENTRANCE



Accessed via the entrance porch, the entrance hall features a radiator, doors leading into the living room and kitchen/diner, and a staircase rising to the first floor.

LIVING ROOM

14'4" x 12'5" (4.39 x 3.79)



A spacious room featuring a bow window to the front elevation, a radiator and gas fireplace, with a door leading into the kitchen/diner.



KITCHEN / DINER

18'7" x 8'1" (5.68 x 2.48)



Featuring two windows to the rear elevation, an electric oven, a gas hob, a sink and plumbing for a washing machine, together with two windows to the rear elevation, useful under-stairs storage with power sockets and a door providing access into the garage.



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LANDING

With doors leading to all three bedrooms and the bathroom, together with loft access and built-in storage cupboards.

BATHROOM

6'11" x 6'0" (2.11 x 1.83)



Featuring a panel bath with shower over, pedestal hand washbasin and W.C., together with an obscure glazed window to the front elevation.



PRINCIPLE BEDROOM

9'11" x 9'2" (3.03 x 2.81)



Featuring two windows to the front elevation, a radiator, built-in wardrobes and a separate storage cupboard.



BEDROOM 2

11'4" x 9'11" (3.47 x 3.03)



Featuring a radiator and two windows to the rear elevation.

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BEDROOM 3

8'5" x 8'3" (2.58 x 2.52)



Featuring a window to the rear elevation.

GARAGE

13'5" x 7'6" (4.09 x 2.30)

Featuring power, lighting and an up-and-over garage door. Within the garage is a separate storage room, together with a W.C. A door provides access to the rear garden.

REAR

To the rear is an enclosed garden.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - C

Wolverhampton CC.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

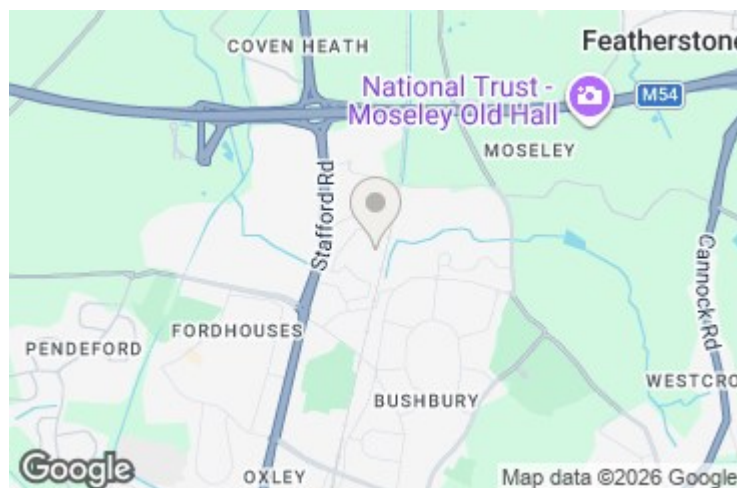
We are informed by the vendor that all mains services are connected.

TENURE

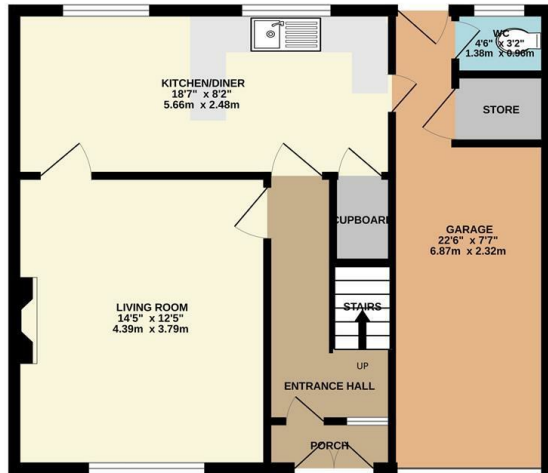
Freehold.

VIEWING

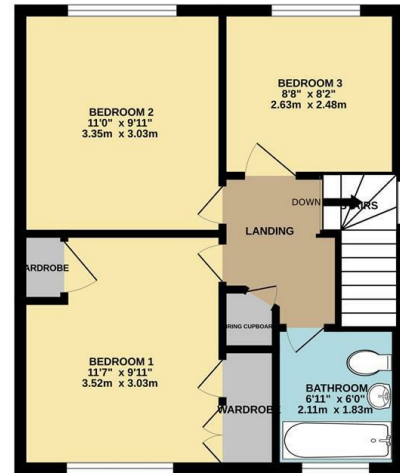
By arrangement through Worthington Estates Codsall office (01902) 847 358.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	