



**HUNTERS®**  
HERE TO GET *you* THERE



# Camberley Crescent, Ettingshall Park, Wolverhampton Offers In The Region Of £230,000



Hunters are excited to present this semi detached home being sold with no upward chain. Located amongst the ever popular Ettingshall Park estate with nearby amenities and transport links towards Sedgley & Wolverhampton City Centre both offering a wider range amenities.

Beaming with potential throughout, this ideal family home is comprises an entrance porch leading to inner hall with stairs to first floor landing and useful storage cupboard. A through lounge diner runs the entire length of the property off to the left, meanwhile a fitted kitchen and rear conservatory complete the ground floor accommodation.

Upstairs are two double bedrooms and a further single bedroom, alongside the house bathroom consisting of a w/c, wash basin and bathtub with shower head above.

A 22ft garage ideal for storage or conversion is accessed from the fore which also boasts off road parking and a front garden which can otherwise be adapted to extend the parking capability.

Viewing is recommended to appreciate the size and potential this home has to offer. If you would like to book a viewing please call the office where our sales team will be more than happy to help!





## KEY FEATURES

- SEMI DETACHED HOME
- THREE BEDROOMS
- NO UPWARD CHAIN
- FANTASTIC POTENTIAL  
THROUGHOUT
- IDEAL FOR FAMILIES
- THROUGH LOUNGE DINER
- GARAGE & DRIVEWAY
- CONSERVATORY



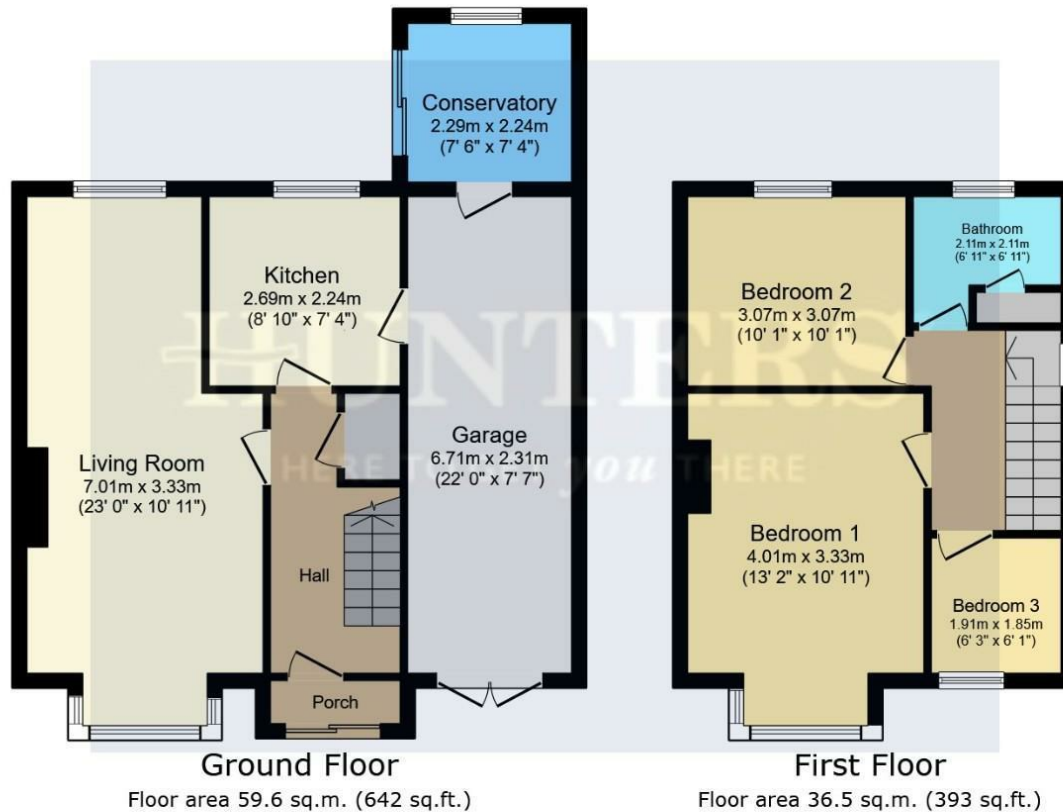






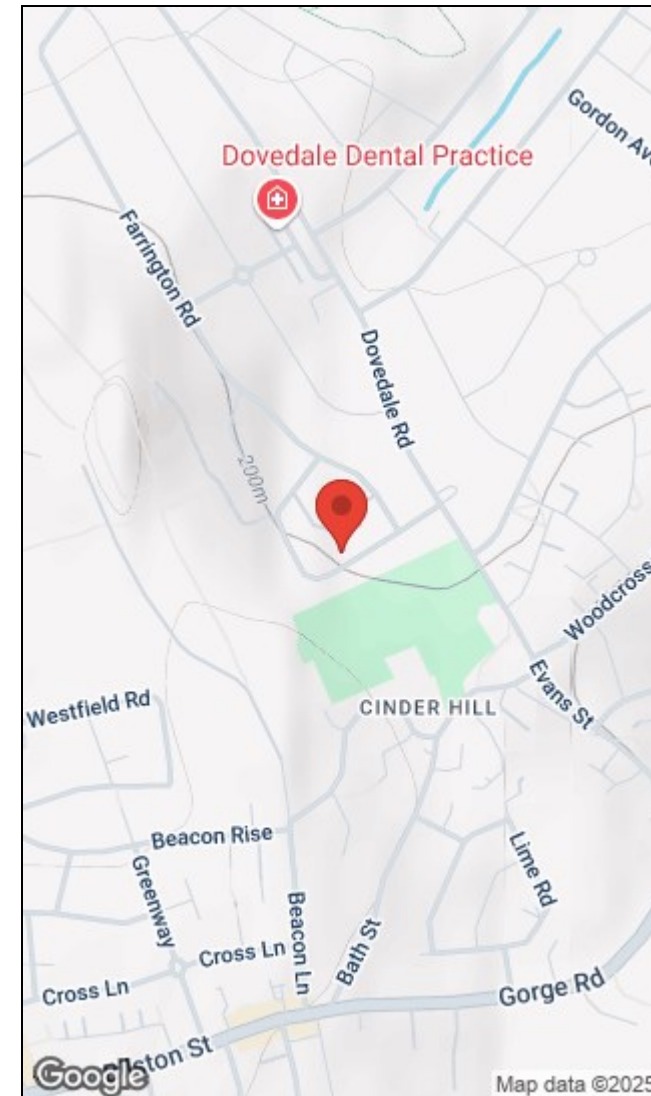






Total floor area: 96.2 sq.m. (1,035 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		80			
	68				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
hunterssedgley@hunters.com | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.