



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

3 BDR | 2 BATH | 1 KITCHEN | 1 LIVING | 1 DINING | 1 CLO

# Camberley Crescent, Wolverhampton

## Asking Price £280,000



Hunters are pleased to present to you this immaculately maintained, semi-detached house that is currently listed for sale. This residence is a perfect blend of comfort and contemporary living, ideally suited for first-time buyers.

The property boasts three well-proportioned bedrooms. The master bedroom, a generous double, benefits from built-in wardrobes, offering ample storage. The second bedroom is also a spacious double room, and the third is a comfortable single room, collectively catering to various needs and lifestyles.

The house features a single, well-appointed bathroom equipped with a rain shower, ensuring a refreshing start to each day. The property benefits from a single reception room, a welcoming space that grants direct access to the landscaped rear garden - an ideal spot for relaxation or entertaining guests. A practical utility room is also available, offering additional space for your household needs.

The unique features of this property extend to its exterior, where you will find a convenient parking area and a single garage, providing additional storage or car space.

The location of this property is truly enviable. It is situated in a sought-after location, in close proximity to public transport links, local amenities, and highly regarded schools. Furthermore, nearby parks provide an excellent opportunity for outdoor activities.

In conclusion, this property offers a great opportunity to acquire a home that blends modern living with an exceptional location. So, why wait? Your dream home could be just a viewing away.

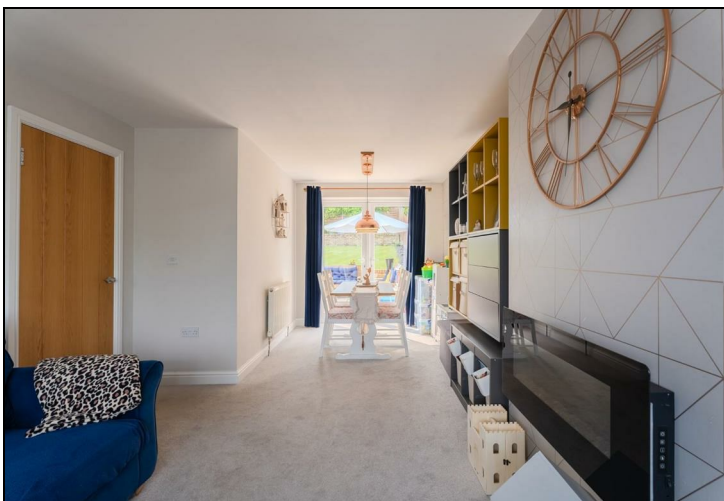
23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
hunterssedgley@hunters.com | www.hunters.com

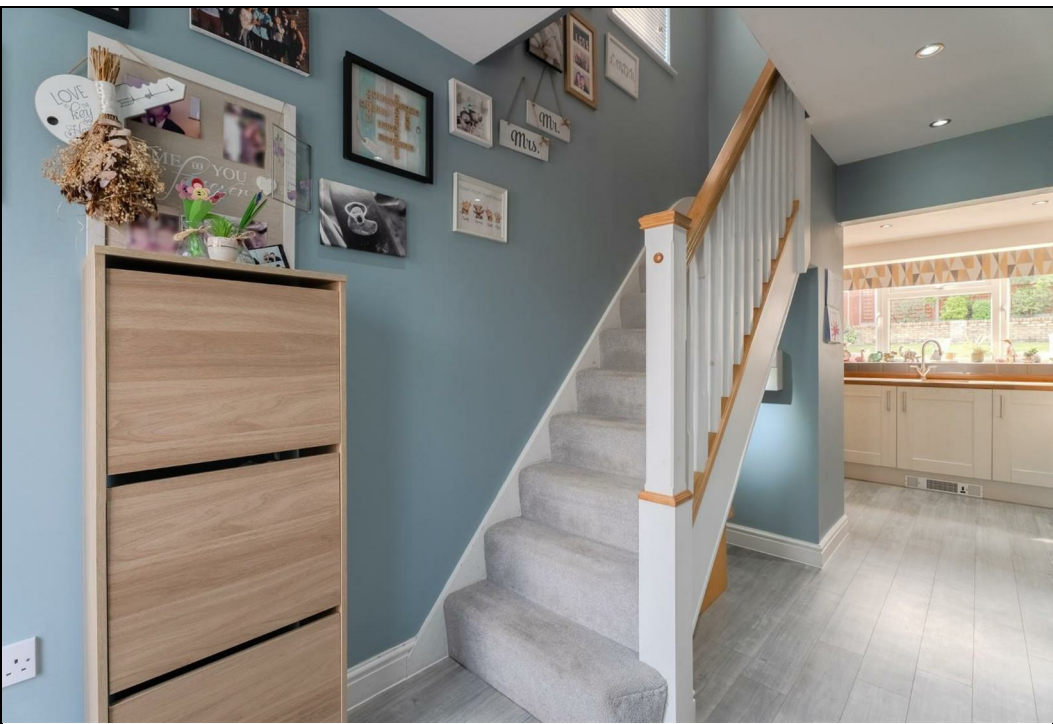


This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- IMMACULATE SEMI-DETACHED FAMILY HOME
  - LOUNGE / DINER
  - MODERN FITTED KITCHEN
  - UTILITY ROOM
  - THREE BEDROOMS
  - MODERN FITTED BATHROOM
  - GARAGE
  - DRIVEWAY
- REWIRED & REPLASTERED THROUGHOUT
- LANDSCAPED REAR GARDEN





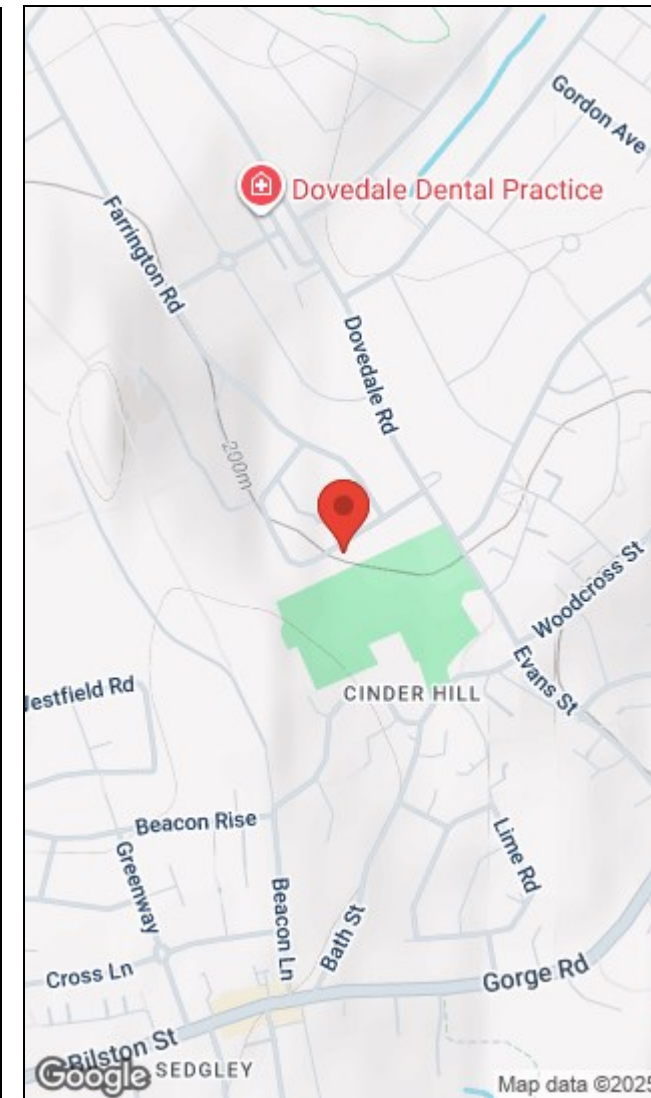


**Ground Floor**  
 Floor area 59.0 sq.m. (636 sq.ft.)

**First Floor**  
 Floor area 43.5 sq.m. (468 sq.ft.)

**Total floor area: 102.5 sq.m. (1,104 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	
	<b>84</b>		
	<b>70</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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