



27, Camberley Crescent, Ettingshall Park,  
Wolverhampton, WV4 6QR

Taylors

Offers Over  
£249,950

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

A Deceptively Spacious Family Home in the Highly Sought-After Ettingshall Park Area of Wolverhampton!

This well-maintained and generously proportioned property is ideally located in the ever-popular Ettingshall Park, offering convenient access to local amenities, schools, and transport links.

The home benefits from gas central heating and double glazing throughout, and briefly comprises:

Welcoming porch and entrance hallway

Spacious lounge/diner ideal for family gatherings

Well-appointed kitchen leading to utility area

Additional sitting room, perfect as a playroom or home office

First floor landing leading to

Three good-sized bedrooms

Modern family bathroom

Externally, the property boasts a private, well-established rear garden—perfect for relaxation or entertaining—and gardens and driveway to the front, providing off-road parking.

An excellent opportunity for families seeking a comfortable and conveniently located home!

Council Tax - C EPC - D Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandcoverage/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

#### **Porch**

**Hallway** with under stairs store.

**Lounge Diner** - 7.24m x 3.33m max (23'9" x 10'11" max)

**Kitchen** - 2.72m x 2.24m (8'11" x 7'4")

**Utility Room** - 2.29m x 2.21m (7'6" x 7'3")

**Sitting Room/ Store Room** - 4.11m x 2.16m (13'6" x 7'1")

#### **First Floor Landing**

**Bedroom** - 3.99m max x 3.35m (13'1" max x 11'0")

**Bedroom** - 3.1m x 3.1m (10'2" x 10'2")

**Bedroom** - 2.11m x 2.11m (6'11" x 6'11")





**Council Tax Band: C**

**Tenure: Freehold**

**Property Type: Semi Detached House**

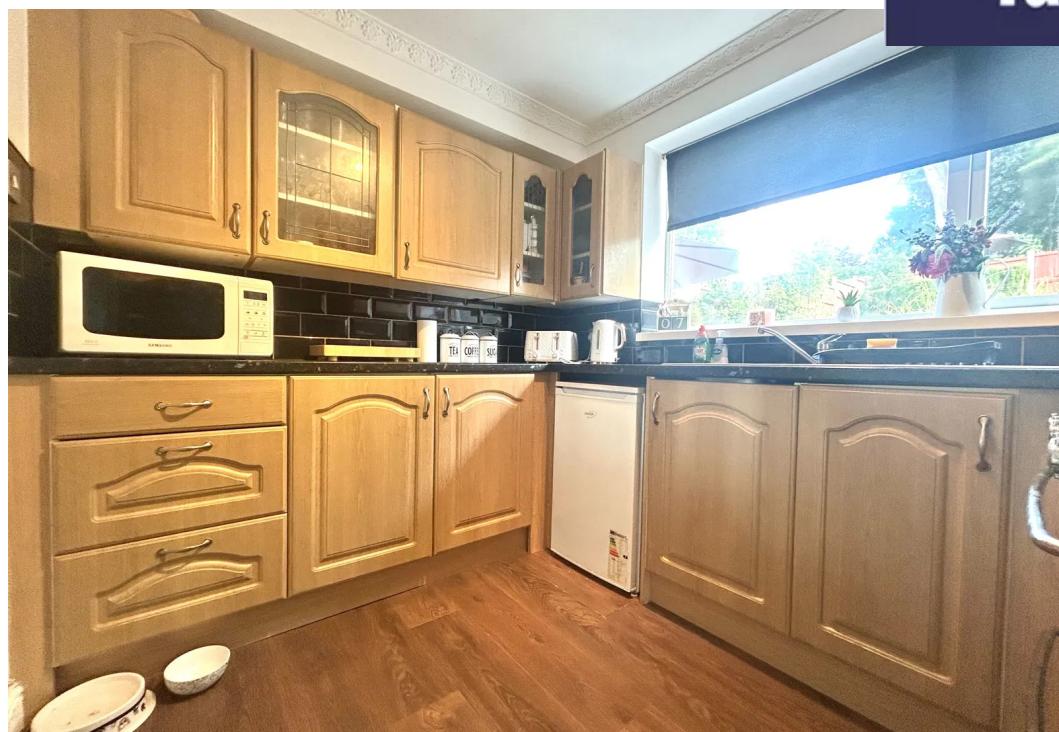
- DESIRABLE ETTINGSHALL PARK ESTATE
- DECEPTIVELY SPACIOUS - MUST BE VIEWED TO BE APPRECIATED
- THREE BEDROOMS
- STYLISH LOUNGE DINER
- SEMI DETACHED HOUSE
- PRIVATE WELL ESTABLISHED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- DRIVEWAY TO FORE
- EPC - TBA
- COUNCIL TAX - C

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