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&L

2 Kemberton Close

Finchfield | WV3 9AU | Offers In The Region Of £250,000

ROYSTON  
& LUND

- EXTENDED DOUBLE FRONTED FAMILY RESIDENCE
- INTEGRATED KITCHEN DINER
- THREE GOOD SIZED BEDROOMS WITH BUILT IN WARDROBES
- FRONT & REAR GARDENS
- EXCELLENT CATCHMENT FOR LOCAL SCHOOLS
- DECEPTIVELY SPACIOUS
- UTILITY / WC AREA
- UPSTAIRS FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- FANTASTIC LOCATION & TRANSPORT LINKS





Nestled in the sought-after area of Kemberton Close, Finchfield, Wolverhampton, this charming mid-terrace house offers a delightful blend of comfort and space. With a generous 1,163 square feet of living area, this property is deceptively spacious, making it an ideal family home.

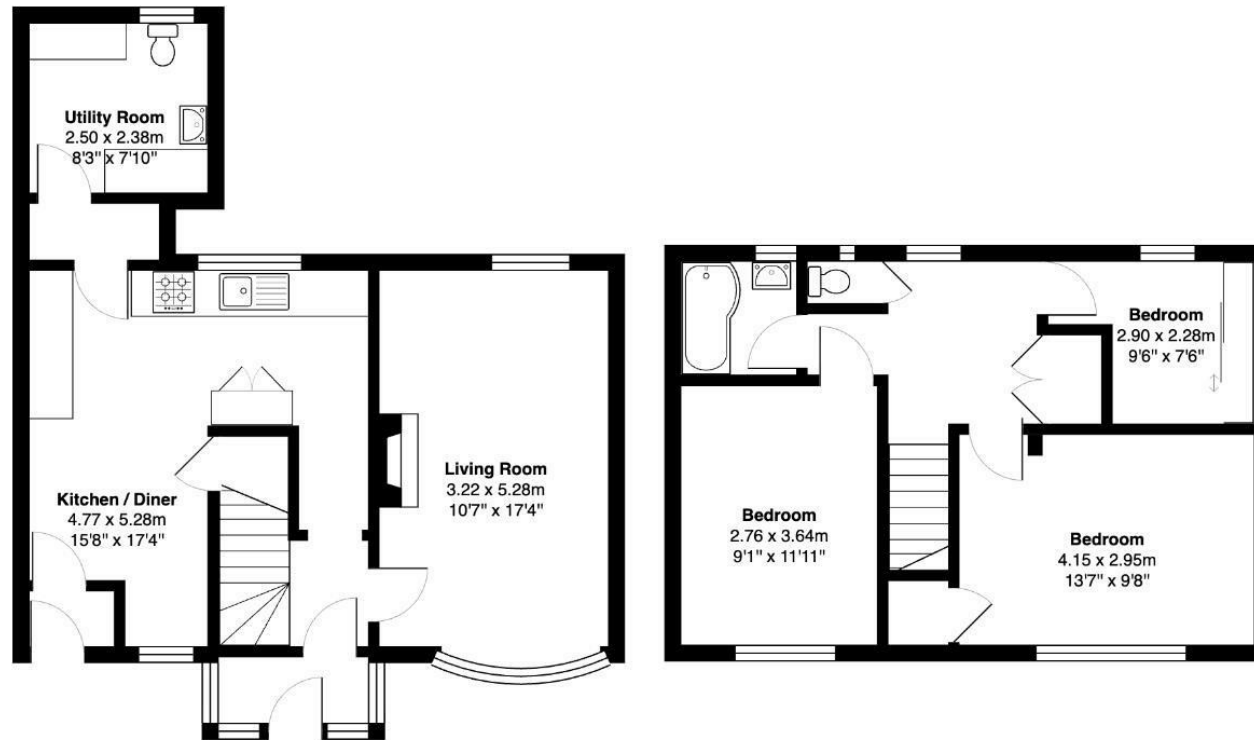
Upon entering, you will find two well-appointed reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property boasts three comfortable bedrooms, perfect for accommodating family members or guests, along with a well-maintained bathroom.

The house is presented to a high standard throughout, showcasing a modern aesthetic while retaining its character. Its double-fronted design enhances the appeal, allowing for plenty of natural light to flood the interior, creating a warm and welcoming atmosphere.

Families will appreciate the proximity to excellent schools, making this location particularly desirable for those with children. The surrounding area offers a pleasant community feel, with local amenities and parks within easy reach.

In summary, this well-presented mid-terrace house in Finchfield is a fantastic opportunity for anyone seeking a spacious and inviting home in a prime location. Don't miss the chance to make this property your own.





Total Area: 97.1 m<sup>2</sup> ... 1046 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**ROYSTON & LUND**