



7 Crossfield Crescent, Albrighton, Wolverhampton, WV7 3NX

BERRIMAN
EATON

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An attractive, new build property providing well-proportioned three bedroomed accommodation in a sought-after development on the fringes of a highly regarded Shropshire village

LOCATION

The property stands in a development which stands on the periphery of the village of Albrighton which provides a full complement of local facilities which are ideal for everyday needs. There is a thriving centre and it has always been considered to be one of the finest villages within the area in which to reside.

Communications are excellent with the nearby A41 corridor facilitating fast access to Wolverhampton and Newport, the M54 being within easy reach at Tong (J3) affording direct access to Shrewsbury, Birmingham and beyond and Albrighton Train Station providing direct services to both Shrewsbury and Birmingham. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

7 Crossfield Crescent is an attractive semi-detached house which has recently been finished and which has been constructed to a fine standard with an excellent level of attention to detail. The kitchen and bathroom suites are all of the highest quality, there is gas fired central heating and double glazing and the property will be sold with the benefit of a ten year NHBC Warranty.

The house stands in a pleasant situation with a driveway to one side providing off street parking, there is a garage and a charming garden to the rear. In addition, there is a children's playground and open communal spaces in the development.

ACCOMMODATION

A paved path leads to the composite front door with double glazed window above and an open, canopy style leaded PORCH opening into the HALL with LVT (Luxury Vinyl Tiling), an understairs storage cupboard and a well-appointed CLOAKROOM with a white suite of WC and pedestal basin with splashback tiling and LVT flooring. The LIVING ROOM is a well-proportioned room with bifold double glazed doors opening onto the rear garden. There is a DINING KITCHEN which has a full range of contemporary, Shaker style units with quartz working surfaces and splashbacks, an undermounted stainless steel sink unit, a full range of Bosch appliances including an induction hob with stainless steel extraction chimney above, built in electric oven, built in fridge and freezer, integrated dishwasher and an integrated washing machine, a concealed wall mounted Ideal gas fired central heating boiler, integrated ceiling lighting, a double glazed window to the front and LVT flooring.

A staircase from the hall rises to the galleried landing with access to the roof space and an over stairs storage cupboard. The PRINCIPAL SUITE has a double bedroom with a double glazed window overlooking the rear garden and an EN-SUITE SHOWER ROOM with a well-appointed suite with a fully tiled shower, WC and wall hung wash basin with vanity unit with drawers beneath, integrated ceiling lighting, a shaver point, LVT flooring and a chrome towel rail radiator. BEDROOM TWO is a double room in size with a double glazed window to the front and BEDROOM THREE is also a good room in size with a double glazed window overlooking the rear garden. The BATHROOM has a well-appointed suite with a panelled bath with shower over, a pedestal basin and WC, part tiled walls, a shaver point, integrated ceiling lighting, a chrome towel rail radiator and a double glazed window.

OUTSIDE

The property has a pleasant frontage with shaped front lawns either side of the paved path to the front door. There is a tarmac DRIVEWAY to the side providing off street parking and there is a GARAGE with an elevating door, electric car charging point, electric light and power and a courtesy door to the REAR GARDEN which has a paved terrace to the rear of the property, a shaped lawn, external lighting and power points and a cold water tap.

NB

Please note that there is no Estate Charge payable for this property.

We are informed by the Vendors that all mains services are connected.
COUNCIL TAX BAND tbc – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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Offers Around
£309,950

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**7 CROSSFIELD CRESCENT
ALBRIGHTON**

HOUSE: 84.4sq.m. 908sq.ft.
 GARAGE: 17.6sq.m. 189sq.ft.
TOTAL: 102sq.m. 1097sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



