



30 Anvil Close, Albrighton, Wolverhampton, WV7 3JP

BERRIMAN
EATON

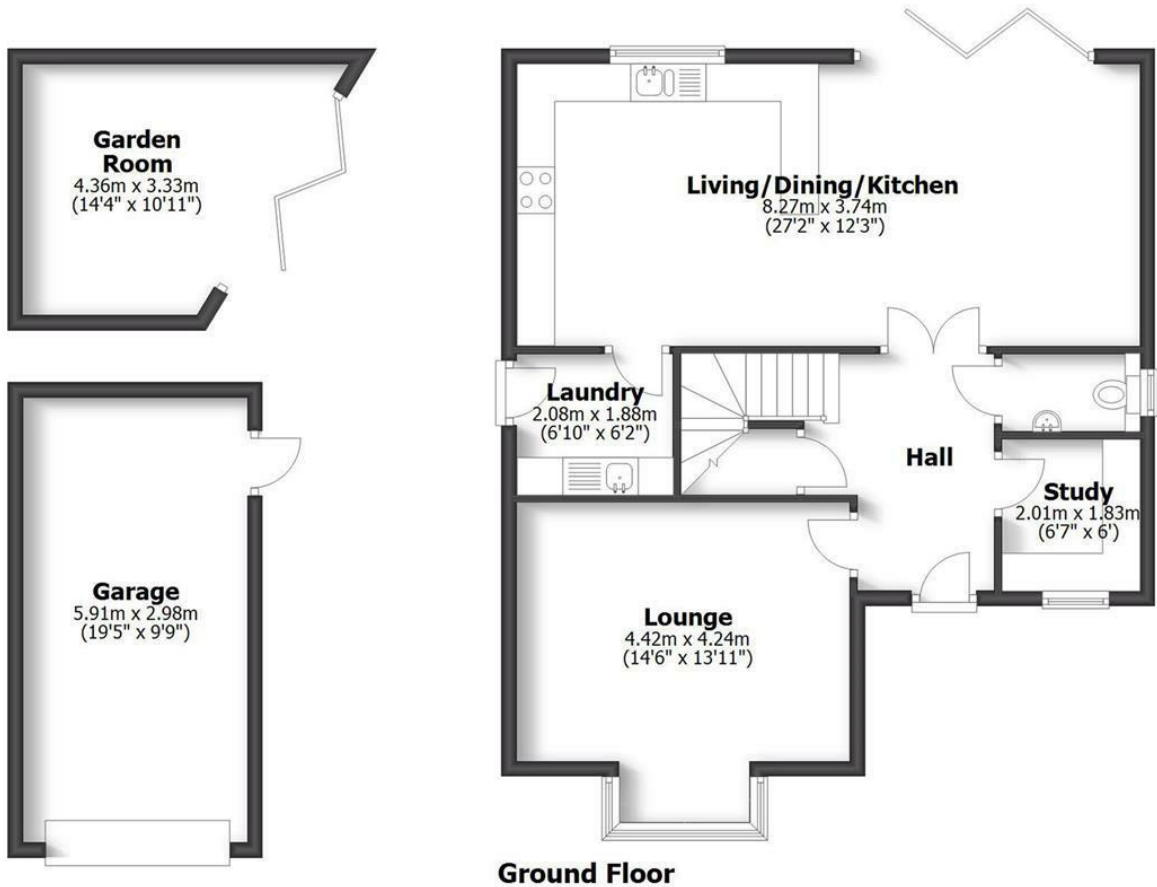




30 Anvil Close, Albrighton, Wolverhampton, WV7 3JP

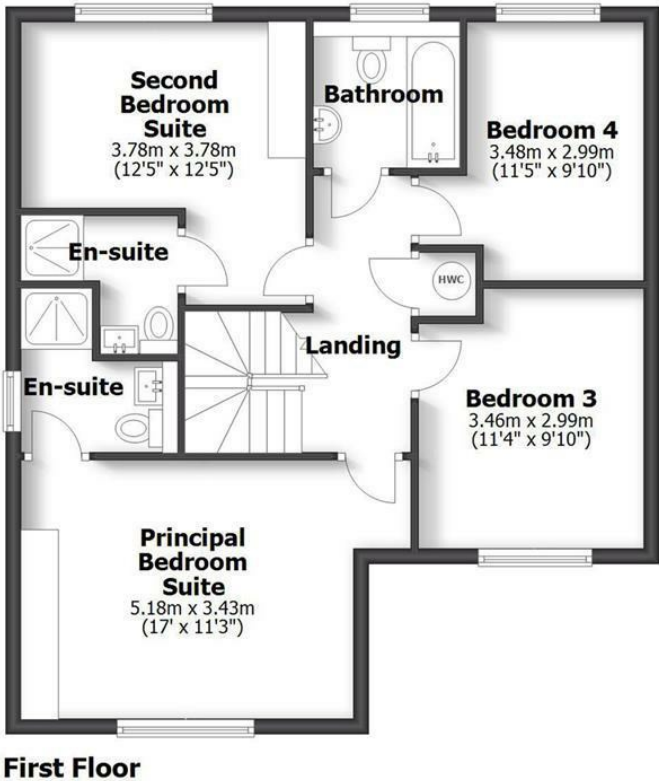
A superbly presented family home with four double bedrooms and which has the benefit of advanced technology including a garden room with Wi-Fi which could be used as a home office, gym or garden room

30 ANVIL CLOSE
ALBRIGHTON



HOUSE: 137.3sq.m. 1478sq.ft.
GARAGE/GARDEN ROOM: 28.7sq.m. 309sq.ft.
TOTAL: 166sq.m. 1787sq.ft.

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



LOCATION

30 Anvil Close enjoys a peaceful position towards the end of a quiet close, with gated footpath access leading directly into the heart of the sought-after village of Albrighton. The village boasts a full range of local amenities, including four pubs ranging from traditional drinking spots to high-end gastropubs, two Indian restaurants, two Chinese takeaways, two fish and chip shops, and a highly regarded Italian restaurant. There are also several independent shops including a butcher, multiple hairdressers, newsagents, off-licences, and a Co-op supermarket. Delightful tearooms can be found at David Austin Roses nearby.

Albrighton offers a strong sense of community, centred around The Red House village hall, which hosts clubs and events. Several well-maintained parks, including on the development itself, provide green space for families and children.

The area is renowned for its excellent schooling. Two highly rated primary schools lie within the village. Secondary education is also well provided for, with a mix of state and independent options nearby, including Wolverhampton Grammar, Wolverhampton Girls' High, Thomas Telford School, and Adams Grammar.

Commuting is straightforward: Wolverhampton and Telford are approximately 15–20 minutes by car, Shrewsbury 30 minutes, and Birmingham easily accessible via the nearby M54 and M6 corridors. Albrighton Train Station offers direct services to Shrewsbury and Birmingham, with London reachable in around 2 hours and 20 minutes during peak hours.

DESCRIPTION

Completed in December 2020 by Boningale Homes, 30 Anvil Close is an immaculately presented detached home with south-facing gardens and a high specification throughout. The property still benefits from an NHBC 10-year guarantee valid until December 2030.

The home features a superb layout, with bright, generously proportioned and high ceiling rooms and a stylish interior design. High-quality finishes include bespoke hand-painted fitted furniture by Strachan in the kitchen and study, Hammonds wardrobes in the bedrooms, and Porcelanosa tiling in all bathrooms.

The ground floor offers a spacious lounge with plantation shutters, a Victorian cast-iron fireplace with limestone surround and slate hearth, and a discreet TV mirror (available by separate negotiation). The showpiece is the open-plan living, dining, and kitchen space, complete with bifold doors, quartz worktops, integrated Neff appliances (including double ovens, induction hob, fridge freezer, wine fridge, dishwasher), boiling water tap, and feature shelving. A separate laundry room matches the kitchen style.

A fully fitted study includes built-in cupboards, display shelving, and a knee-hole desk—ideal for home working. Smart home features include a Nest heating system, Ring security cameras (covering front and rear), and a Ring doorbell. Ethernet points are provided for TVs in key rooms, routed from a concealed hub in the study.

Upstairs, there are two bedroom suites with en-suite shower rooms, fitted wardrobes, and full-width mirrors. Two further double bedrooms share a high-end family bathroom. The large loft is fully boarded on raised stilts to preserve the NHBC guarantee and offers excellent additional storage.

ACCOMMODATION

A PORCH has a composite front door opening into the HALL with LTV flooring, a useful understairs cupboard with hanging and shelving and a GUEST CLOAKROOM with WC, pedestal wash basin, LVT flooring and a double glazed window. The LOUNGE has a double glazed walk in bay window with plantation shutters, a gas coal effect fire in formal surround, there is a “hidden TV” in the gilt framed mirror, which is not included in the sale, but can be purchased by separate negotiation, or wiring for a wall mounted TV will remain and a double glazed window to the side. There is a superb LIVING DINING KITCHEN with LVT flooring and integrated ceiling lighting throughout. There is ample space for dining and seating with wiring for a wall mounted TV, there is recessed, lit display shelving, bifold doors with “perfect fit” Thomas Sanderson blinds and the kitchen has a range of contemporary wall and base units with quartz working surfaces with breakfast bar end, an under mounted sink and drainer with a boiling water tap and a double glazed window over, under cupboard lighting, and a range of integrated appliances to include and double Neff oven, a Neff induction hob with filtration unit above, a Neff dishwasher, a wine fridge, a fridge freezer, a bin cupboard and a corner cupboard with pull out shelving. A door opens into the LAUNDRY with coordinating units to those in the kitchen with quartz working surface and undermounted sink, there is space and plumbing for a washing machine and tumble dryer, integrated ceiling lighting, LVT flooring and composite door to the side. The STUDY has a range of fitted furniture including cupboards, drawers and lit display shelving with a knee hole desk and a double glazed window with plantation shutter.

Stairs from the hall rise to the first floor landing with access to the loft via a drop down ladder and a linen cupboard housing the pressurised hot water system. The PRINCIPAL BEDROOM SUITE has an excellent size double room with a range of fitted furniture including wardrobes, drawers, kneehole dressing table and box seat, there is a double glazed window to the front and the EN-SUITE has a Roca suite with tiled shower cubicle with waterfall head and separate hose, a wash basin with vanity drawers beneath, a WC, heated ladder towel rail, LVT flooring, integrated ceiling lighting and a double glazed window. The SECOND BEDROOM SUITE has a good size double room with built in wardrobes and drawers, a double glazed window to the side and an EN-SUITE SHOWER ROOM has a Roca suite with tiled shower cubicle with waterfall head and separate hose, a wash basin with vanity drawers beneath, a WC, heated ladder towel rail, LVT flooring and integrated ceiling lighting. BEDROOM THREE is a good size double with a double glazed window over the front and BEDROOM FOUR is also double in size with a double glazed window to the rear. The BATHROOM has a Roca suite including a panelled bath with handheld shower attachment, WC, wall mounted wash basin, LVT, heated ladder towel rail, double glazed window and integrated ceiling lighting.

OUTSIDE

The front of the property features a tarmacadam driveway, a shaped lawn, tiered planted beds, and a detached garage with a remote door, power, light, and a boarded loft with ladder access. An EV charging point is fitted within the garage.

The beautifully landscaped rear garden enjoys good privacy thanks to mature planting from Kingswood Nurseries, boundary fencing, and an elevated position above a retaining wall. A south-facing aspect ensures sunshine throughout the day. The garden features multiple seating areas, an espalier apple tree, a BBQ terrace, and a bespoke shed, and long raised bed for growing fruit and vegetables. A plumbed cold water tap, external lighting, and an electric point add practicality.

A standout feature is the versatile Garden Room, currently configured as a music studio/lounge. It is fully insulated, with LVT flooring, electric lighting, bifold doors with Thomas Sanderson “perfect fit” blinds, and a direct Ethernet connection—ideal as an office or retreat.

Residents enjoy peaceful surroundings with only foot traffic from the village footpath and no through car traffic. Countryside walks begin just a short distance from the door, making the location ideal for dog walkers and nature lovers.

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

The property is FREEHOLD.

Broadband – FTTP (Fibre to the Premises) available – supports ultrafast speeds

Mobile – Likely good indoor and outdoor (Ofcom checked)

The long term flood defences website shows very low

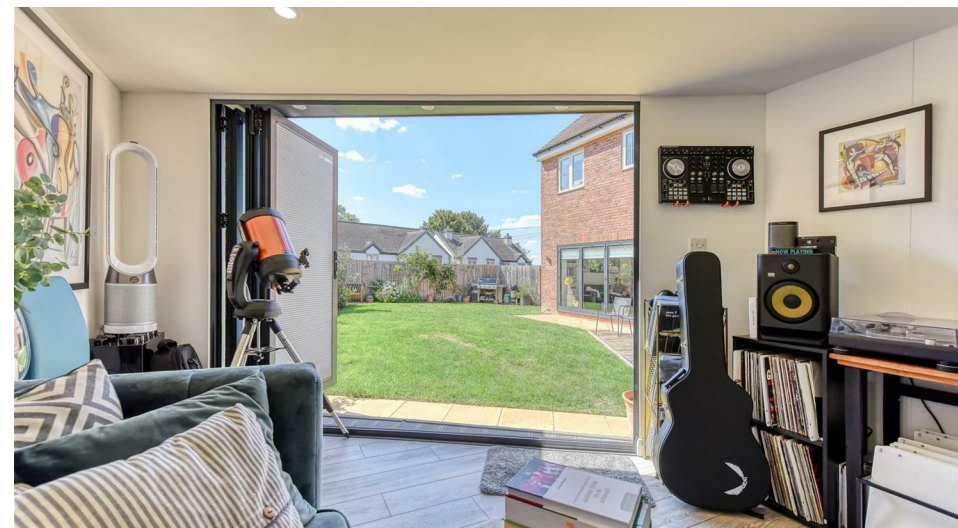
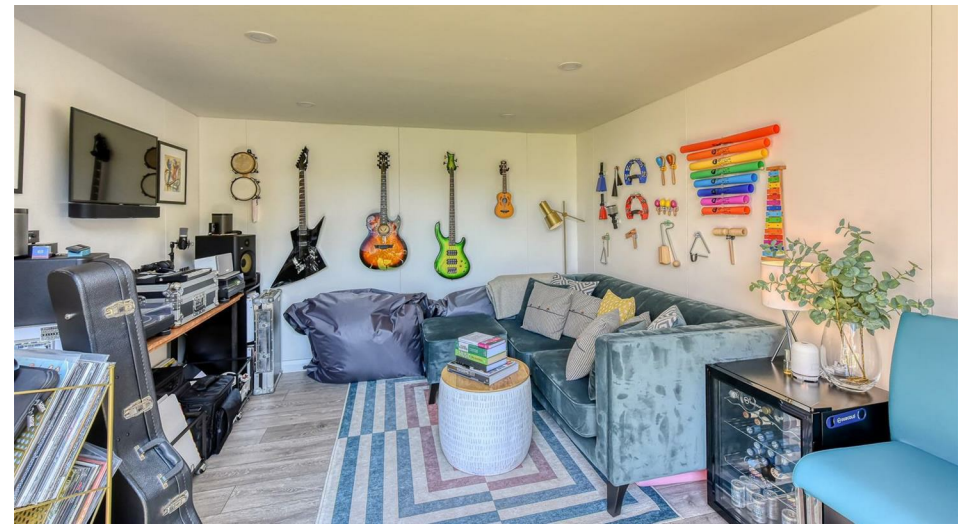
Estate Charges: There are no estate management fees associated with the property, a rare benefit on modern developments

Offers Around £569,950

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON