



6 Crossfield Crescent, Albrighton, Wolverhampton, WV7 3NX

BERRIMAN
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A three bedroom semi-detached property with upgraded finishing throughout including Karndeian flooring, wiring for wall mounted TVs and double doors between the reception room and kitchen make the ground floor open plan.

LOCATION

6 Crossfield Crescent is located close to the village of Albrighton which 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

6 Crossfield Crescent has been much upgraded from the original specification and layout. Double doors have been fitted between the reception room and the kitchen making the ground floor semi "open plan" in layout. Karndeian flooring has been fitted in the kitchen and bath / shower rooms and the kitchen worksurface has been upgraded to granite and a double oven has been fitted in place of a single oven. Wiring for wall mounted TVs and backlit mirrors are included and the sockets and plugs are brushed steel.

There is no upward chain and the vendors would negotiate on many of the fixtures, fittings and furniture. The property was completed in 2023 and benefits from the remainder of the 10 year NHBC scheme.

ACCOMMODATION

An open PORCH has a composite front door opening into the HALL with Karndeian flooring, an understairs store and a GUEST CLOAKROOM with a WC, pedestal wash basin with a backlit mirror over and Karndeian flooring. There is an open plan kitchen and reception room with the ability to separate the two, should the occasion arise, with the existing double doors. The DINING KITCHEN has a range of wall and base units with granite working surfaces with matching splash back, an undermounted stainless steel sink with a double glazed window over, a range of fitted appliances including a dishwasher, double oven, fridge freezer and washing machine, a concealed Ideal central heating boiler, Karndeian flooring, integrated ceiling lighting and glazed doors open into the LIVING ROOM with a contemporary, a remote controlled electric wall mounted fire, wiring for a wall mounted TV over and bifold doors to the rear garden along with a door to the hall.

Stairs from the hall rise to the first floor landing with access to the loft and an over stairs linen cupboard. The PRINCIPAL BEDROOM SUITE has a good size double room with a double glazed window with privacy blind, wiring for a wall mounted TV and an EN-SUTIE SHOWER ROOM with a tiled shower cubicle, vanity unit with wash basin with drawers beneath and backlit mirror above, WC, heated ladder towel rail, Karndeian flooring and integrated ceiling lighting. BEDROOM TWO is a good size double room with a double glazed window with privacy blind and wiring for a wall mounted TV. BEDROOM THREE is also a good size with a double glazed window with privacy blind and wiring for a wall mounted TV. The BATHROOM has a panelled bath with shower over and tiled surround, pedestal wash basin with backlit mirror above, WC, Karndeian flooring, heated ladder towel rail, a double glazed window and integrated ceiling lighting.

OUTSIDE

6 Crossland Crescent sits behind a landscaped front garden with a paved path with steps leading to the front door. There is a DRIVEWAY to one side laid in tarmacadam leading to the GARAGE with an electric up and over door, EV charging point, concrete floor, electric light and power and a courtesy door to the REAR GARDEN which has been landscaped with much attention to detail. There is an extended paved entertainment patio with external lighting and electric point and a shaped lawn and well planted beds and borders along with a cold water supply.

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

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is likely coverage indoors for three of the main providers with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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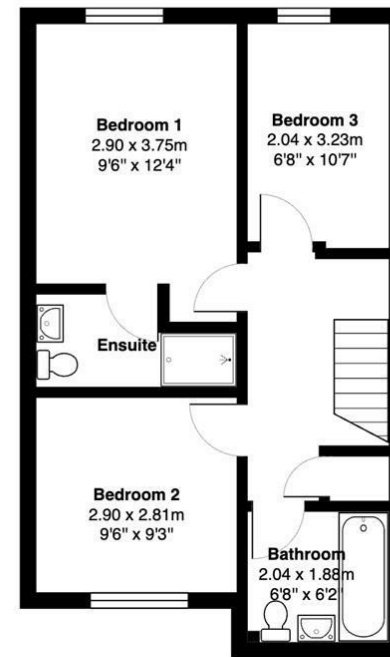
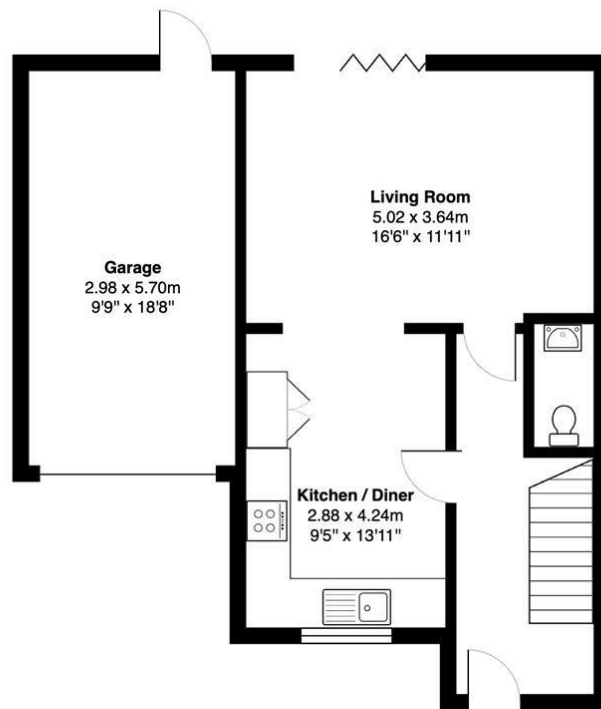
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www.berrimaneaton.co.uk

Offers Around
£320,000

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.



Total Area: 103.5 m² ... 1114 ft²

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)

