



1 Crossfield Crescent, Albrighton, Wolverhampton, WV7 3NX

BERRIMAN  
EATON



# 1 Crossfield Crescent, Albrighton, Wolverhampton, WV7 3NX

Offering exceptional value for money, this two bedroom, two bathroom property is immaculate, with a large garage, off road parking and a front garden. Having an open plan kitchen, dining and living area only a short walking distance to the High Street and amenities, this is a property not to be missed. Shifnal - 6 miles, Wolverhampton - 7 miles, Telford - 9 miles, Bridgnorth - 11 miles. Shrewsbury - 27 miles, Birmingham - 28 miles. (All distances are approximate).

## LOCATION

Crossfield Crescent is well situated within this modern development, just a short walk from the High Street. The village offers a comprehensive range of amenities including shops, schools, medical facilities, cafés, pubs and restaurants. This desirable Shropshire location benefits from excellent transport links, with a local train station The nearby M54 (Junction 3) provides swift access to Telford, Cannock, Stafford, Birmingham and beyond.

The area is home to the renowned David Austin Roses nursery and the RAF Cosford Museum. Attractive surrounding countryside also offers abundant opportunities for walking, cycling and horse riding.

## ACCOMMODATION

Completed in 2023 and still under an NHBC 10 year warranty, this is an immaculate home with a versatile layout, or indeed an excellent investment property.

From the front door, there is an entrance hall with stairs rising to the first floor living accommodation. A door leads into a ground-floor bedroom/reception room which overlooks the front elevation and also houses the gas central heating boiler. From here, a further door opens into a large utility room fitted with base cupboards having worktops over, together with an inset stainless steel sink unit and a built-in washing machine. Adjacent to the utility room is a shower room complete with a WC, wash hand basin, and a tiled shower cubicle.

Stairs rise to the first-floor landing, where there is a large open-plan kitchen/living area overlooking the front elevation. The kitchen is fitted with matching base and wall cupboards, worktops over, and a stainless steel sink unit. Integrated Bosch appliances include an oven/grill with hob above, extractor hood, upright fridge freezer, and a dishwasher.

There is a double bedroom with two remote-controlled Velux skylights, as well as a modern shower room fitted with a white suite comprising a WC, wash hand basin, heated towel rail, and walk-in shower cubicle.

## OUTSIDE

To the front of the property is a lawned garden and a path leading up to the front door. A large driveway to the side provides private off-road parking and access to the adjoining garage, which has an up-and-over door to the front. The garage is a good size and benefits from lighting, power points, water connection, and an EV charger.

## SERVICES

We are advised by our client that all main services are connected. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: A.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

From Tettenhall proceed towards Cosford on the A41, on approaching the Albrighton by-pass turn left onto Kingswood Road, signposted Albrighton. On entering the 30mph zone turn right into Millfields Road and continue straight through where 1 Crossfields Crescent can be found ahead identified by our for sale board.

### Tettenhall Office

01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Lettings Office

01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Asking Price  
£250,000

EPC: C

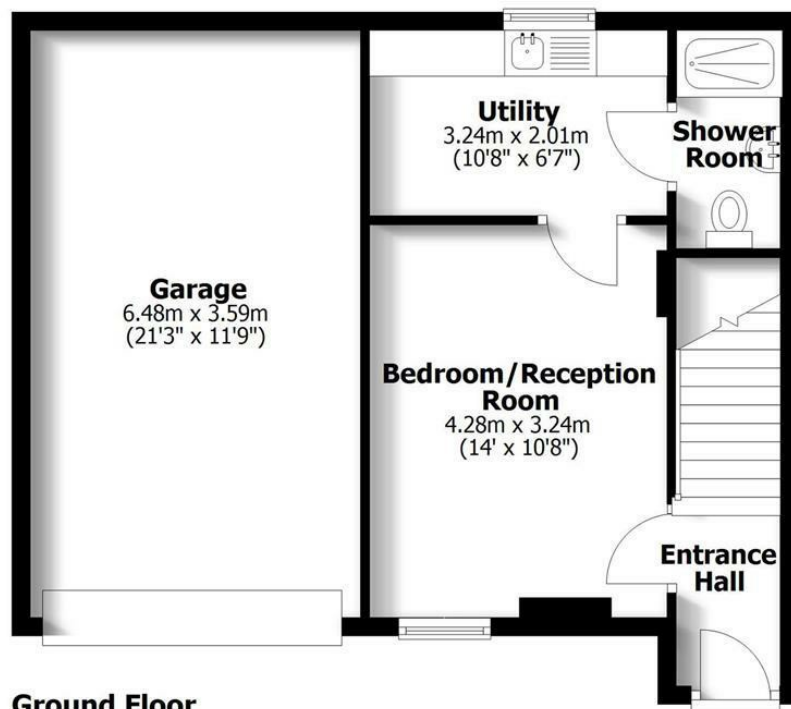
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



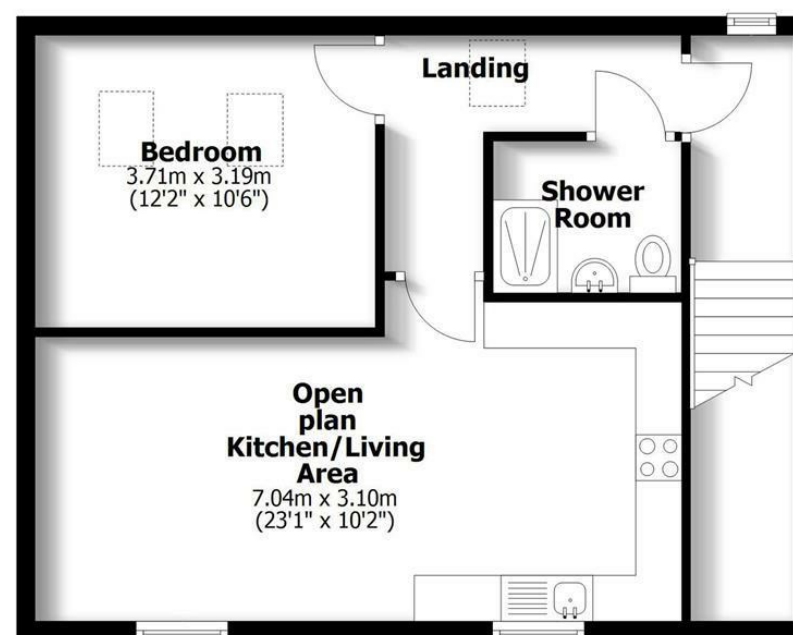
## 1 CROSSFIELDS ALBRIGHTON

HOUSE: 82.2sq.m. 884.9sq.ft.  
GARAGE: 22.9sq.m. 246.8sq.ft.  
**TOTAL: 105.1sq.m. 1,131.7sq.ft.**

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



Ground Floor



First Floor



