



17 Crossfield Crescent, Albrighton, WV7 3NX

BERRIMAN
EATON

17 Crossfield Crescent, Albrighton, WV7 3NX

A spacious, new build property providing well-proportioned four bedroomed accommodation in a sought-after development on the fringes of a highly regarded Shropshire village

LOCATION

The property stands in a development 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

17 Crossfield Crescent was built in 2023 and provides contemporary, spacious accommodation over both ground and first floors, with well-appointed kitchen and bathroom suites and the property benefits from double glazing, gas central heating, driveway and a garage offering ample storage space.

ACCOMMODATION

A composite door opens into the HALL with laminate flooring and a GUEST CLOAKROOM with WC, wash hand basin with tiled splash back and a double glazed window to the front. The LOUNGE has a double glazed window to the front and TV point. The KITCHEN DINER has a comprehensive range of shaker style wall and base mounted units, fitted worktop, integrated appliances including oven, electric hob with extractor above, fridge freezer, wine cooler and dishwasher, stainless steel sink and drainer, inset ceiling down lights, double glazed bifold doors to the rear garden, double doors into the lounge and a door to the LAUNDRY with base units, stainless steel sink, plumbing for a washing machine and space for a tumble dryer, a double glazed door to the side and a wall mounted Ideal gas boiler.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDING with access to the boarded loft. The PRINCIPAL BEDROOM is a double room, having fitted wardrobes with mirror sliding doors, a double glazed window to the front and a well-appointed EN-SUITE with a tiled shower cubicle, vanity unit with wash hand basin and draws below, WC, inset ceiling down lights, chrome towel rail and a double glazed window to the side. BEDROOM TWO is a double room with a double glazed window to the front. BEDROOM THREE is a double room with a double glazed window to the rear and BEDROOM FOUR has a double glazed window to the rear. The BATHROOM comprises a panelled bath with shower over, wash hand basin, WC, inset ceiling down lights, chrome towel rail and a double glazed window to the rear elevation.

OUTSIDE

17 Crossfield Crescent sits behind a DRIVEWAY laid in tarmacadam, providing off street parking for several vehicles. There is a shaped lawn area to the front with a paved pathway and a GARAGE with up and over door and electric light and power. The side gate provides access to the REAR GARDEN having a shaped lawn and a paved patio.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 the four main providers are likely to cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£465,000

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.



17 Crossfield Crescent
Albrighton

HOUSE: 114.8sq.m. 1236sq.ft.
 GARAGE: 17.4sq.m. 188sq.ft.
TOTAL: 132.2sq.m. 1424sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



