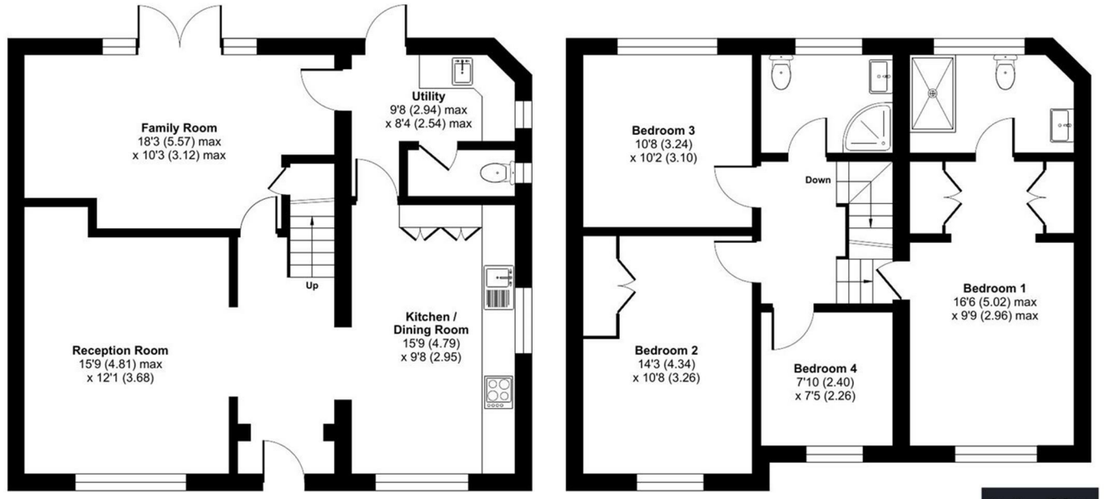
FOR SALE

112 St. Cuthberts Crescent, Albrighton, Wolverhampton, Shropshire, WV7 3HW

Approximate Area = 1396 sq ft / 129.7 sq m

For identification only - Not to scale



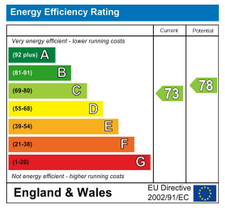
GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1441243

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Telford Sales
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E: telford@hallsgb.com

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FOR SALE

Offers in the region of £325,000

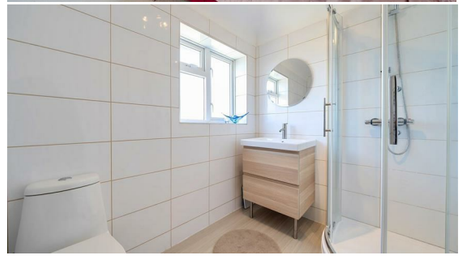
112 St. Cuthberts Crescent, Albrighton, Wolverhampton, Shropshire, WV7 3HW

Spacious four-bedroom home on an elevated corner plot in a quiet Albrighton cul-de-sac. Featuring a double-storey extension, stylish re-fitted kitchen, versatile living space, private courtyard garden, and driveway parking ideal for modern family living within easy reach of local amenities and transport links.

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s



- Double Storey Side Extension
- En-Suite to Main Bedroom
- Two Reception Rooms
- Corner Plot with Ample Parking
- Well-Presented Throughout
- Ground Floor W.C.

DESCRIPTION

Positioned on an elevated corner plot, this attractive and generously proportioned home has been thoughtfully enhanced by its current owners to create a welcoming and versatile living space, perfectly suited to modern family life. A substantial double-storey side extension has significantly increased the accommodation, resulting in a home that feels both spacious and well balanced throughout.

From the moment you step inside, the property offers a warm and inviting atmosphere, with a light-filled reception hall setting the tone for the rest of the home. The living spaces flow effortlessly, providing a wonderful balance between everyday comfort and areas ideal for entertaining. A stylishly re-fitted kitchen forms the heart of the home, complemented by a sitting room which features a 9KW gas fire and a separate dining room, offering flexibility for family living and social occasions alike. Practicality is equally well considered, with the addition of a utility room and a convenient downstairs W.C.

Upstairs, the sense of space continues with four well-proportioned bedrooms, including three comfortable doubles and a further single room. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom, all presented to a good standard.

Externally, the property enjoys a pleasant and manageable outdoor setting. To the rear, a courtyard-style garden provides a private and low-maintenance space, perfect for relaxing or al fresco dining. To the front, a lawned garden enhances the property's kerb appeal, while driveway parking ensures convenience for homeowners and visitors alike.

This is a home that combines space, style, and practicality in a sought-after position, offering flexible accommodation ideal for a range of buyers.

LOCATION

Situated on a quiet cul-de-sac within the sought-after village of Albrighton, the property enjoys a peaceful setting while remaining within easy reach of the village's excellent range of amenities. Well regarded for its strong sense of community, Albrighton offers a variety of everyday conveniences, including shops, pubs, and eateries, along with two primary schools, making it an ideal choice for families.

The village also benefits from its own rail station, providing convenient connections for commuters, while its position between Telford and Wolverhampton ensures access to a wider range of shopping, leisure, and employment opportunities. Excellent road links are close at hand, with the M54, A5, and A41 all easily accessible, offering straightforward travel across the region.

ROOMS

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM
15'9 x 12'1

KITCHEN/DINING ROOM
15'9 x 9'8

FAMILY ROOM
18'3 x 10'3

UTILITY ROOM
9'8 x 8'4

W.C.

FIRST FLOOR

BEDROOM ONE
16'6 x 9'9

EN-SUITE

BEDROOM TWO
14'3 x 10'8

BEDROOM THREE
10'8 x 10'2

BEDROOM FOUR
7'10 x 7'5

BATHROOM

EXTERNAL

FRONT & REAR GARDEN

DRIVEWAY

LOCAL AUTHORITY
Shropshire Council

COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.