



**Bartlams.**

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45 St. Cuthberts Crescent, Albrighton - WV7 3HP

Offers in Region of £315,000



## 45 St. Cuthberts Crescent

Albrighton, Wolverhampton

This three-bedroom semi-detached property is located in a quiet residential area of Albrighton and is now available to the market. Benefiting from its own private driveway and separate garage, the home offers both convenience and practicality for modern family living.

As you enter the property, you are welcomed by a spacious entrance hall providing access to all ground floor rooms as well as the stairs to the first floor. To the front sits a generous lounge, complete with a large window overlooking the front aspect and a feature fireplace as a focal point. To the rear of the property lies a double-width kitchen diner, fitted with ample cupboard and worktop space, along with dual-aspect windows that fill the room with natural light. From here, you'll also find a handy inset storage cupboard and access to the rear garden.



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The garden itself is impressive in size, designed with both paved and lawned areas. The patio space sits directly to the rear of the house, creating an ideal spot for outdoor seating, while the remainder of the garden is laid mainly to lawn and extends the full length of the property.

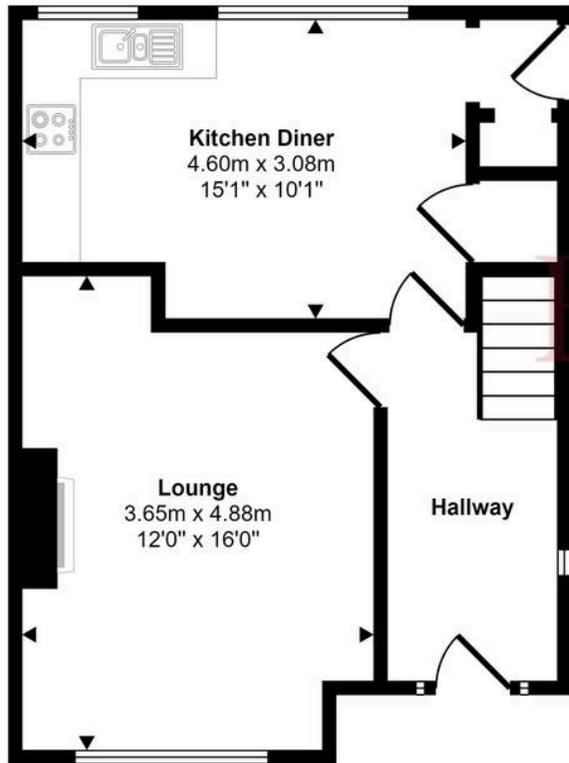
On the first floor, the property offers three well-proportioned bedrooms and a family shower room. The main bedroom, positioned to the front, features a built-in storage cupboard, while bedroom three also overlooks the front aspect. Bedroom two is located to the rear with views across the garden. The shower room, also at the rear, is fitted with a WC, basin, and shower, along with a frosted window for privacy. Access to the boarded loft is provided from the landing with ladder fitted for storage area.

**Buyer's information: -**

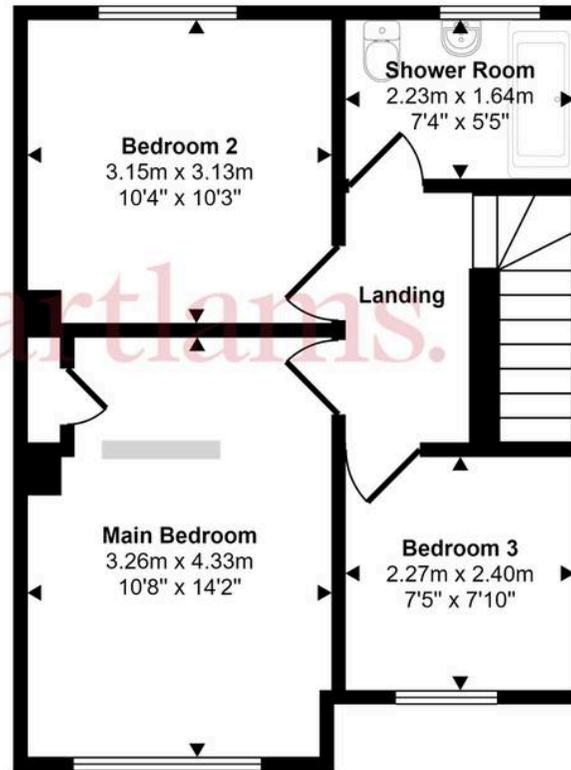
As part of our legal obligations as an estate agent and in line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £60 (including VAT). This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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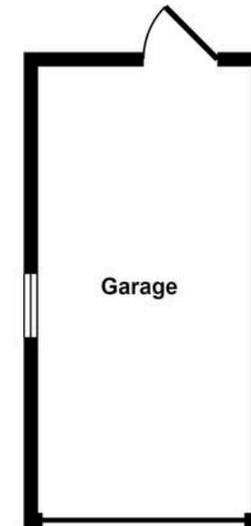
Approx Gross Internal Area  
92 sq m / 988 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft



First Floor  
Approx 41 sq m / 439 sq ft



Garage  
Approx 10 sq m / 110 sq ft

## Bartlams Albrighton

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