



**Bartlams.**

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**4 Anvil Close, Albrighton - WV7 3JP**

Offers in Region of **£330,000**



## 4 Anvil Close

Albrighton, Wolverhampton

Beautifully Presented Semi-Detached Family Home in the Prestigious Millfields Development

We're delighted to present this superb semi-detached family home, located on the highly sought-after *Millfields* development, built by Boningale Homes to their popular Elm design. Offering contemporary, well-planned accommodation finished to a high specification, this property perfectly blends modern living with village charm.

Set in the heart of Albrighton, a picturesque and welcoming village, residents enjoy a vibrant community atmosphere with an array of independent shops, charming coffee houses, and a variety of eateries. The village offers excellent amenities, including two local schools, sports clubs for cricket, tennis, football, and bowls, as well as two garden centres — one being the renowned David Austin Roses, the 'Home of the English Rose'.

Convenient transport links include easy access to the M54 and Albrighton Railway Station, ensuring effortless commuting to nearby towns and cities.

Step through a canopy porch into a welcoming reception hallway, featuring wood-effect flooring, a feature staircase with storage beneath, and a guest cloakroom with WC and wash basin.

The spacious living room is beautifully styled with decorative wall panelling and boasts bi-fold doors opening onto the rear garden, flooding the space with natural light.



B.



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The open-plan kitchen/diner is superbly equipped with a range of modern units, ample work surfaces, an inset sink and drainer, and quality integrated appliances, including a fridge, freezer, dishwasher, Bosch induction hob, double oven and a wine cooler. Pendant and recessed lighting add a contemporary finish, creating the perfect space for family dining and entertaining.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a useful storage cupboard.

The main bedroom overlooks the rear garden and benefits from a stylish en suite with shower cubicle, WC, wash basin, heated towel rail, and recessed lighting. There are two further bedrooms — one double to the front and one overlooking the rear — along with a family bathroom featuring a panelled bath with shower attachment, WC, wash basin with storage, heated towel rail, and decorative tiling.

### Outside

The attractive rear garden includes a paved patio area with lighting and water tap, a shaped lawn, decking. The front features a neat lawned garden and a private driveway leading to a single garage with light, power, and plumbing for a washing machine.

This is a wonderful family home offering stylish, comfortable living in an exceptional location. Viewing is highly recommended to appreciate all it has to offer.



B.



Total Area: 83.2 m<sup>2</sup> ... 896 ft<sup>2</sup>

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)

## Bartlams Albrighton

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