



Bartlams.

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1 Anvil Close, Albrighton - WV7 3JP

Offers in Region of £490,000



## 1 Anvil Close

Albrighton, Wolverhampton

This impressive, detached four-bedroom property is located on a modern new estate in the heart of Albrighton. Standing proudly on a corner end plot, this home benefits from a neatly landscaped side and front garden, enclosed by a stylish metal fence. The property includes a private driveway and a separate single detached garage. The garage itself has been thoughtfully divided into two sections: the front section provides convenient storage with a roller shutter door, while the rear section is currently utilised as a home office and work/storage room. Both spaces are connected internally, and a side door from the rear garden also provides access.

Entering the property, you are greeted by a spacious entrance hall which offers access to all ground-floor rooms. The double-length lounge enjoys plenty of natural light and features bi-fold doors to the side of the property, opening onto the garden. This room also includes a fireplace with log burner, creating a warm and inviting space. From the hallway you also benefit from a downstairs WC with sink, a large under-stairs storage cupboard, and access to the expansive open-plan kitchen diner which runs the full length of the home. The kitchen diner includes a window to the front, a modern fitted kitchen with integrated appliances, ample worktop and storage space, and a central kitchen island. A further window to the side allows more natural light to flood this impressive space.



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From the kitchen diner you have direct access into the utility room, which includes fitted units, worktop space, a sink, and a side door leading to the passageway and rear garden.

The rear garden offers a combination of paved seating areas with a wooden trellis overhang, lawned sections, and a path that runs along the side and rear of the garden leading to the garage.

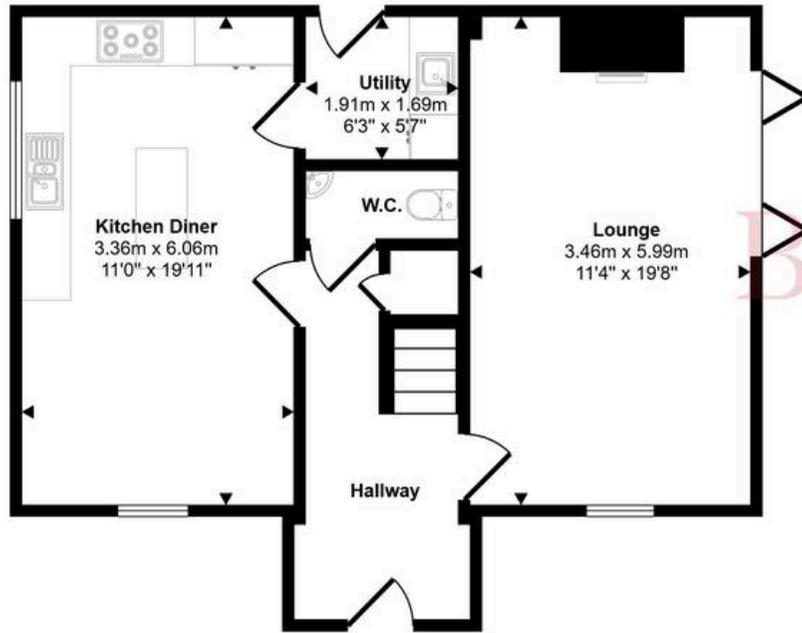
Upstairs, a large and spacious landing includes an additional snug area, currently used as a decorative seating space. Bedrooms 2 and 4 are positioned at the front of the property, both with windows overlooking the front aspect. Bedroom 3 is located at the rear and includes a large inset double wardrobe. Bedroom 2 also benefits from double fitted wardrobes. The main family bathroom includes a bath, separate shower, WC, sink, wall radiator, and a frosted window to the rear. The main bedroom, also positioned at the rear, enjoys an open and airy feel with a large window overlooking the garden. This room benefits further from its own private en suite, complete with shower, sink, WC, and frosted rear window.

Early viewing is highly recommended to appreciate this lovely family home.

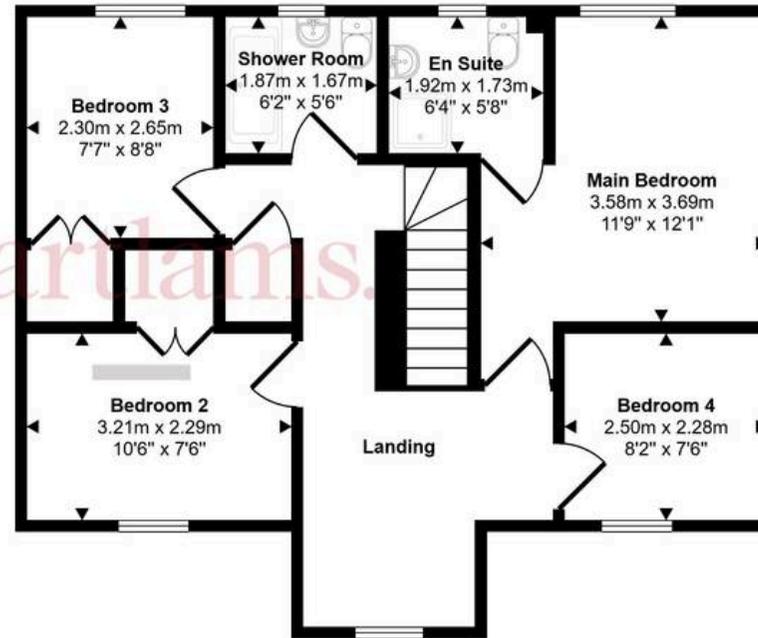


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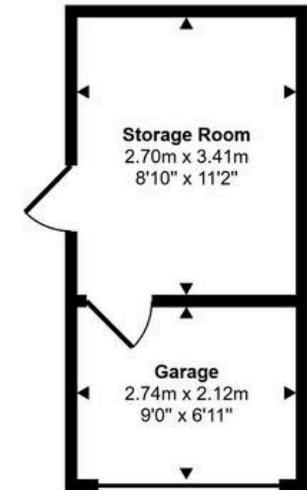
Approx Gross Internal Area  
131 sq m / 1414 sq ft



Ground Floor  
Approx 57 sq m / 618 sq ft



First Floor  
Approx 59 sq m / 630 sq ft



Outbuilding  
Approx 15 sq m / 166 sq ft

# Bartlams Albrighton

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