



**Bartlams.**

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**6 Crossfield Crescent, Albrighton - WV7 3NX**

Offers in Region of **£322,000**



## 6 Crossfield Crescent

Albrighton, Wolverhampton

This three-bedroom property, located within a modern new development in the heart of Albrighton, offers contemporary living in a quiet residential estate. The home benefits from its own private drive and a separate garage equipped with an electric roller-shutter door. Stepping inside, you are welcomed by a large, spacious entrance hall that provides access to the first-floor stairs, a downstairs WC, and a convenient under-stairs storage cupboard. To the front of the property sits the modern kitchen diner, fitted with generous cupboard and worktop space, integrated appliances, and a window overlooking the front of the home. To the rear of the kitchen diner, double glazed doors open into a double-width lounge, offering an impressive reception space perfect for family living. The lounge features bi-fold doors that lead directly out into the large garden, which includes a patio area and a well-maintained lawn.



B.



## 6 Crossfield Crescent

Albrighton, Wolverhampton

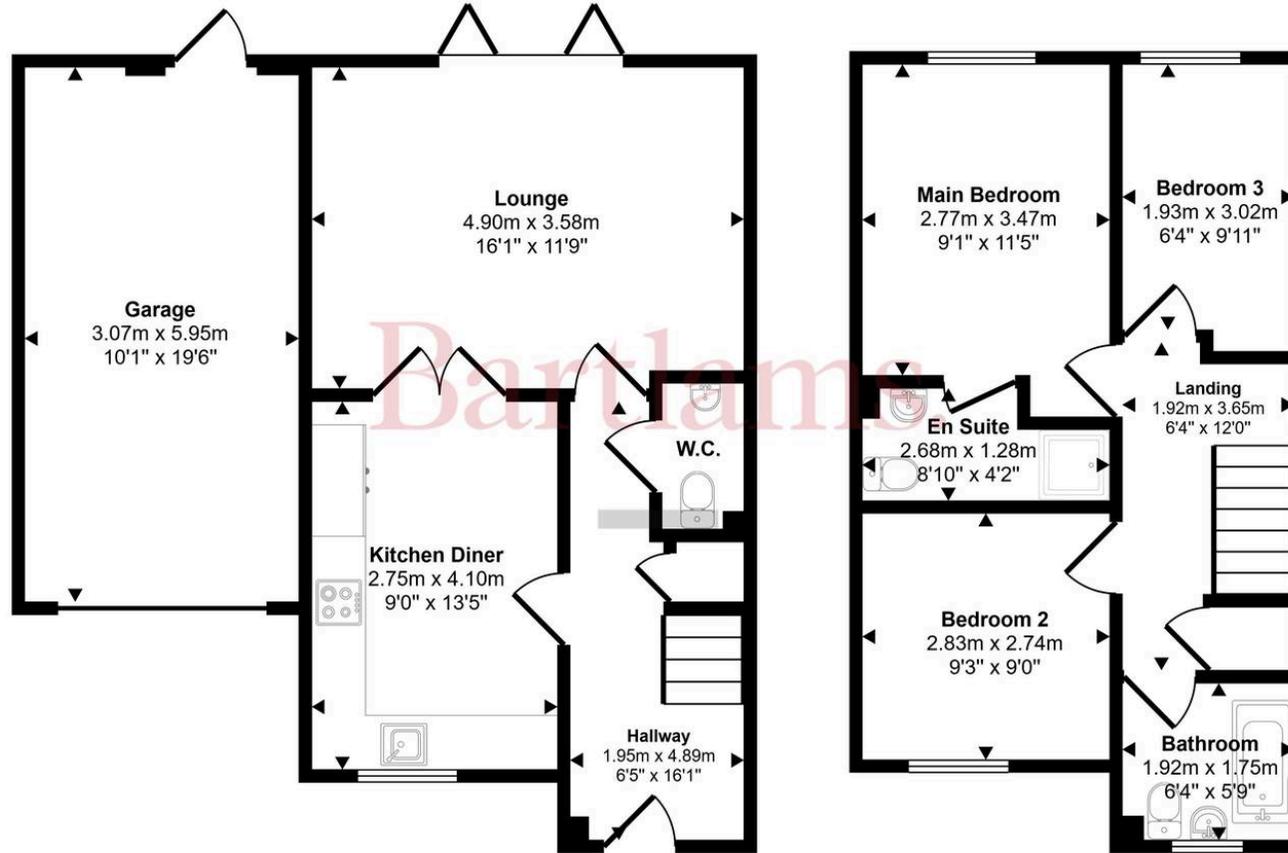
Upstairs, the spacious landing provides access to three bedrooms and the main family bathroom. The main bathroom is located to the front and includes a bath with frosted-glass window, WC, sink, and additional storage on the landing. Bedroom 2 is also positioned to the front with views over the estate, while the main bedroom and bedroom 3 sit to the rear overlooking the garden. The main bedroom further benefits from its own en suite, complete with shower, WC and sink.

**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(IamProperty/Move Butler). The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. 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.**



B.

Approx Gross Internal Area  
99 sq m / 1063 sq ft



Ground Floor  
Approx 59 sq m / 635 sq ft

First Floor  
Approx 40 sq m / 428 sq ft

## Bartlams Albrighton

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NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

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