



The Orchard, Griffiths Green, Claverley, Wolverhampton, WV5 7BG

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A detached family home having two reception rooms and four bedrooms located in the centre of the picturesque Shropshire village enjoying a large rear garden and views to the rear.

Bridgnorth - 6.8 miles, Wolverhampton - 9.6 miles, Telford - 14.7 miles, Birmingham - 21.1 miles, Shrewsbury - 27.1 miles (All distances approximate).

This detached village home has been well planned to enjoy an open and spacious layout with an abundance of natural light throughout. The beautifully proportioned accommodation is entered through an impressive reception hall with tiled floor and two large store cupboards. Double doors open from the reception hall into the drawing room having a period style cast iron fireplace with a fitted living flame gas fire (LPG), timber surround and quarry tiled hearth. There is a further sitting/dining room with patio doors opening out to the rear garden beyond and a large breakfast kitchen fitted with an extensive range of base cupboards and drawers with work tops over, matching wall cupboards and integrated appliances including an upright oven, four ring halogen hob with extractor canopy above, dishwasher and fridge/freezer. There is a laundry cupboard which has plumbing for a washing machine. Being open plan and leading off the kitchen is the conservatory with patio doors opening out enjoying the views over the garden and beyond. There are two ground floor double bedrooms both having fitted wardrobes and a shower room. Stairs from the reception hall rise to the first floor landing where there are two further double bedrooms, both with fitted wardrobes and a family bathroom. The master bedroom has an en-suite shower room with twin wash hand basins.

Externally the property is set back from the road having a large tarmac driveway giving access to the detached garage. Side access leads to the rear where there is an extensive lawned garden and block paved patio seating area..

Claverley is a picturesque Shropshire village that lies between the City of Wolverhampton and the historic market town of Bridgnorth just off the A454. It is a beautiful village that offers a small selection of local amenities to include a selection of public houses, farm shop, post office, local primary school, Church, sports facilities and

countryside walks.

SERVICES:

We are advised by our client that mains water, electricity and drainage are connected to the property. Oil fired central heating. Verification should be obtained from your surveyor.

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your solicitors.

COUNCIL TAX:

Shropshire Council. Tax band: G

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

Approaching from Bridgnorth take the A454 on the Wolverhampton Road. At the roundabout at Rudge Heath next to the Royal Oak Inn take the third exit onto the B4176 sign posted Dudley. Then take the first right turning into Claverley and continue through the centre of the Village passing the Church on your right and the three public houses on your left. Continue along this road where you will pass the primary school on the left hand side and the property is located just a short distance further along on the right hand side.

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Wolverhampton
WV6 8QS

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tettenhall@berrimaneaton.co.uk

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WV16 4QN

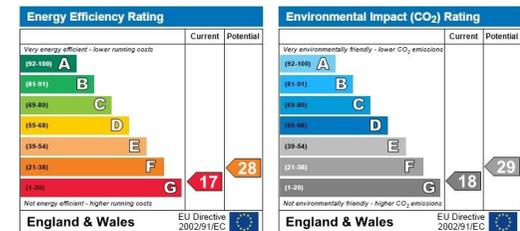
01746 766499
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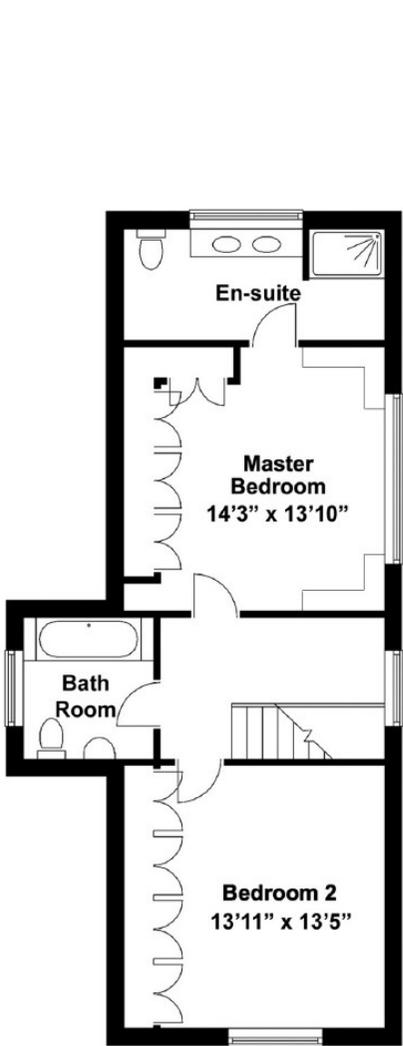
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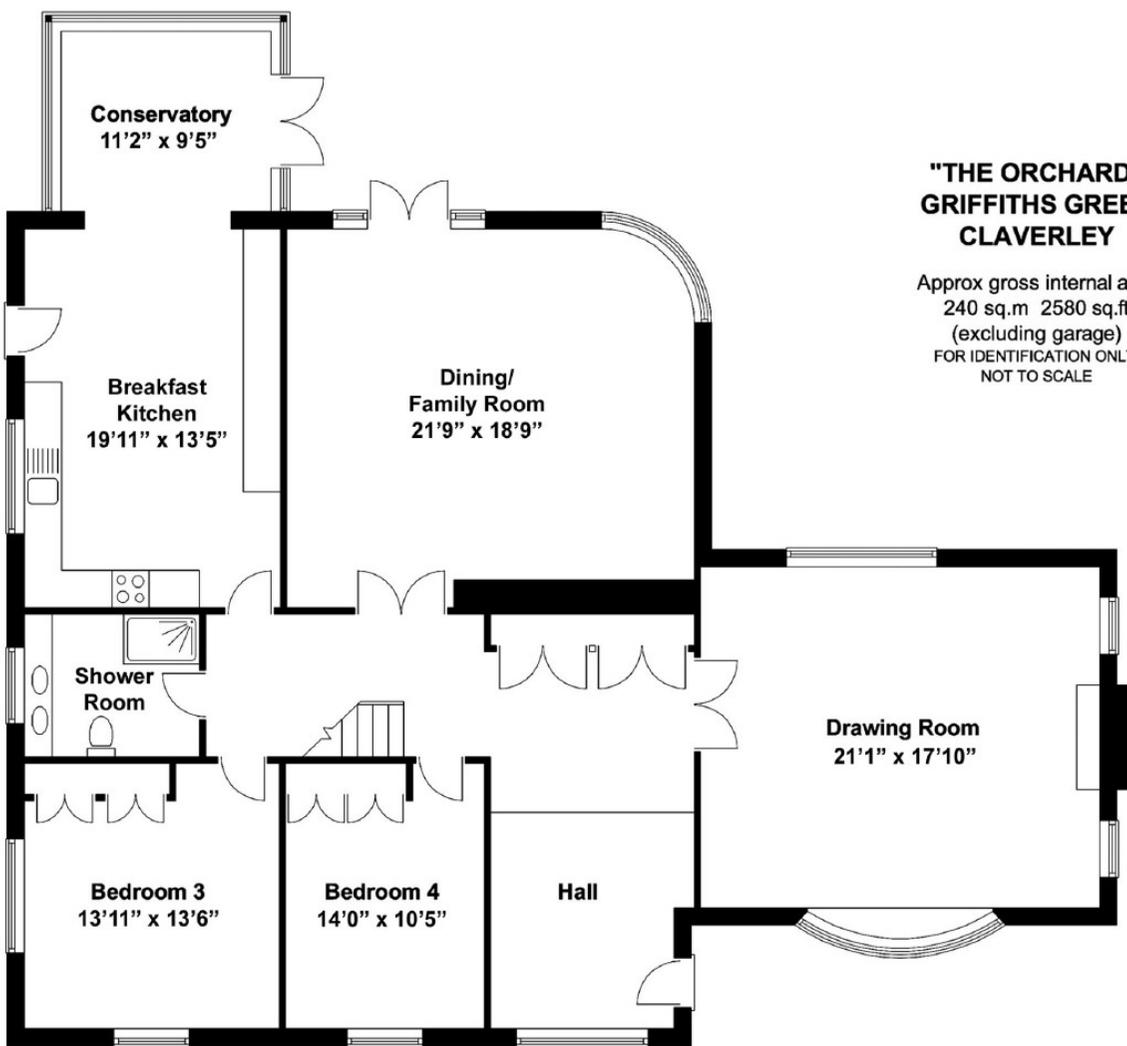
Offers around
£499,950



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



First Floor



Ground Floor

"THE ORCHARD"
GRIFFITHS GREEN
CLAVERLEY

Approx gross internal area
240 sq.m 2580 sq.ft
(excluding garage)
FOR IDENTIFICATION ONLY
NOT TO SCALE

