

# OPEN VIEWING

**SATURDAY 19th SEPTEMBER 11:00am TO 12:00pm**



1 The Paddock, Claverley, Wolverhampton, WV5 7DW



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A characterful four bedroom barn conversion just off Claverley High Street benefitting from an enclosed garden, driveway and garaging, quietly positioned in this most convenient and idyllic village location .

Bridgnorth - 6.6 miles, Wolverhampton - 9.8 miles, Telford - 13.8 miles, Stourbridge - 10.4 miles, Birmingham - 26.8 miles.

## LOCATION

Claverley lies between the City of Wolverhampton and Bridgnorth Market Town off the A454 in the county of Shropshire. It is a beautiful village offering numerous countryside walks, rides and views. The property is within easy walking distance to the local primary school, Church, post office, public houses and sports facilities.

## ACCOMMODATION

Of generous proportions this barn conversion offers well planned living accommodation to include reception hall with guest cloakroom off, understairs storage cupboards, breakfast kitchen, dining room and an impressive living room with patio doors opening out to the rear garden. The kitchen is fitted with a range of base cupboards and drawers with work tops over, matching wall cupboards and a breakfast bar with doors leading off to the integral double garage and rear patio and garden area beyond. Stairs rise from the reception hall to a spacious galleried landing. The 19ft master bedroom is fitted with a range of bedroom furniture to include wardrobes, bedside tables, drawers and a dressing table with access to an en-suite shower room. There are a further three double bedrooms all enjoying a light and airy aspect and a family bathroom.

## OUTSIDE

The property is set back behind a well maintained lawned foregarden with a hedge boundary having a gravelled driveway to the side with access to the integral double garage. Gated access leads around to a most pleasant rear garden having a lawned area and a patio seating area. The garage has two sets of double doors opening out onto the driveway with lights and power points connected and also houses the oil tank.

## SERVICES:

We are advised by our client that mains water, drainage and electricity are connected.

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: F.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

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

## DIRECTIONS:

On entering Claverley from the B4176 proceed through the village passing the tennis courts on the left and the Church on the right. Continue for a short distance taking the second right hand turn signposted the 'High Street'. Proceed along and take the first left into 'The Paddock' where the property is located first on the left hand side.

13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS  
01902 747744

tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street  
Bridgnorth  
Shropshire  
WV16 4QN  
01746 766499

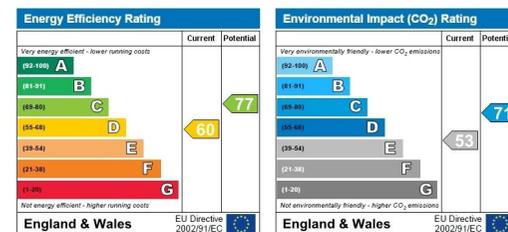
bridgnorth@berrimaneaton.co.uk

High Street  
Wombourne  
Wolverhampton  
WV5 9DP  
01902 326366

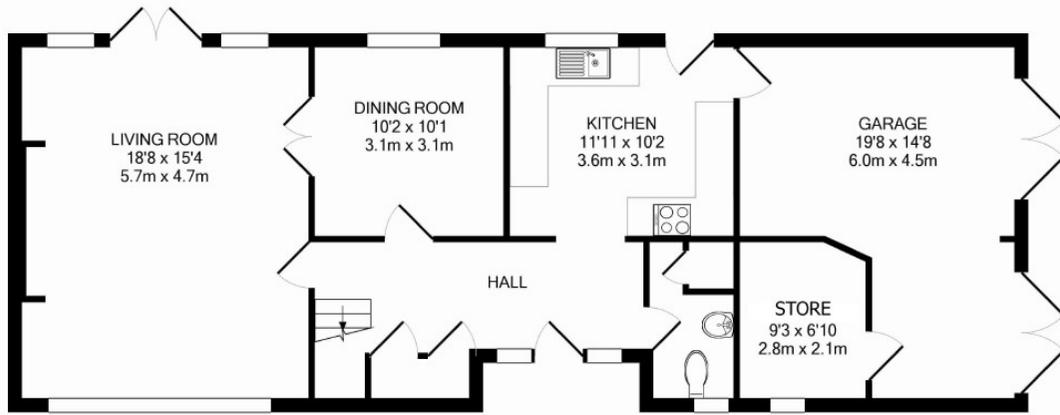
wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

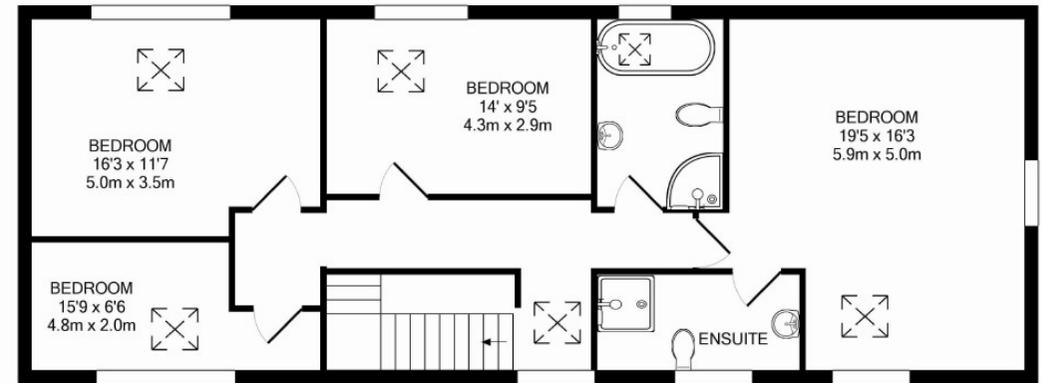
Offers around  
£385,000



**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.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1913 SQ.FT. (177.7 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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