



11 Hopstone, Claverley, Wolverhampton, WV5 7BW

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Idyllically nestled in this peaceful backdrop to Claverley, this detached cottage offers the most elegant and superbly appointed accommodation set within this picturesque location with driveway, detached garage and private mature gardens.

Bridgnorth - 5 miles, Telford - 13 miles, Wolverhampton - 10 miles, Stourbridge - 11 miles, Kidderminster - 14 miles, Shrewsbury - 27 miles

## LOCATION

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 an abundance of countryside walks, riding and cycling.

## ACCOMMODATION

A beautifully restored and extended detached sandstone cottage, located just on the outskirts of Claverley village. Entering into the delightful reception hall with flagstone flooring, exposed beams, a useful understairs cupboard, wall light points and an attractive double sided multi-fuel log burner, A bespoke kitchen offers a range of base and wall cupboards, display units, granite work tops and an inset Belfast sink with mixer taps. An Esse range style cooker, central work island, exposed beams and a flagstone floor. Leading off is a bespoke Rebate orangery offering flexibility as a garden room and dining room enjoying views over the garden. A charming lounge offers exposed wooden floors with a double sided multi-fuel log burner. An office/bedroom leads off the lounge and has a cloakroom with wc and wash hand basin together with plumbing for a washing machine and potential for a shower.

To the first floor there are two double bedrooms - stylishly presented with vaulted ceilings and exposed beams. The master bedroom boasts an en-suite shower room offering a corner shower, wc, wash hand basin together with an airing cupboard. A deluxe family bathroom offers a roll top bath, corner shower, wash hand basin and wc.

## OUTSIDE

The property is approached via a gated gravel driveway providing generous parking

including a detached garage with eaves storage and log store. Steps lead to the front terrace which offers an ideal outside entertaining area for al fresco dining. Steps lead down to the landscaped garden enjoying a range of plants and shrubs with an intertwining pathway, greenhouse and further paved patio area. The cottage enjoys lovely views to surrounding countryside.

## SERVICES:

We are advised by our client that mains water and electricity are connected. Oil fired central heating and drainage via a septic tank. Verification should be obtained by 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: E.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

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

## DIRECTIONS:

Leaving Bridgnorth towards Wolverhampton on the A454. At Worfield, take a right turn immediately after the petrol station. Follow this lane along for approximately 1.6 miles. Hopstone is located on the right, accessed via an un-adopted road opposite a left hand turning. Number 11 is the first property on the right handside.

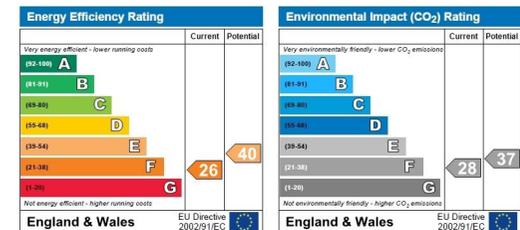
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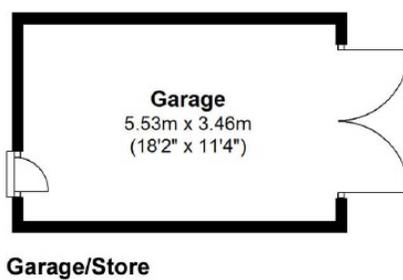
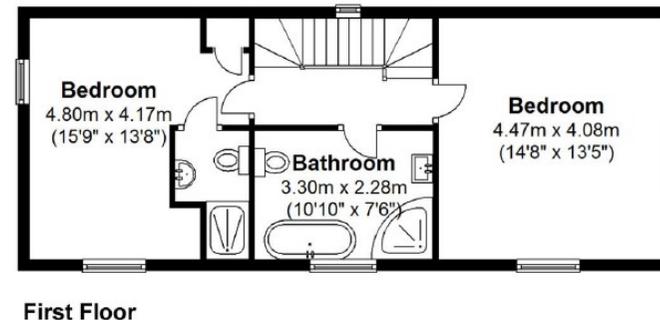
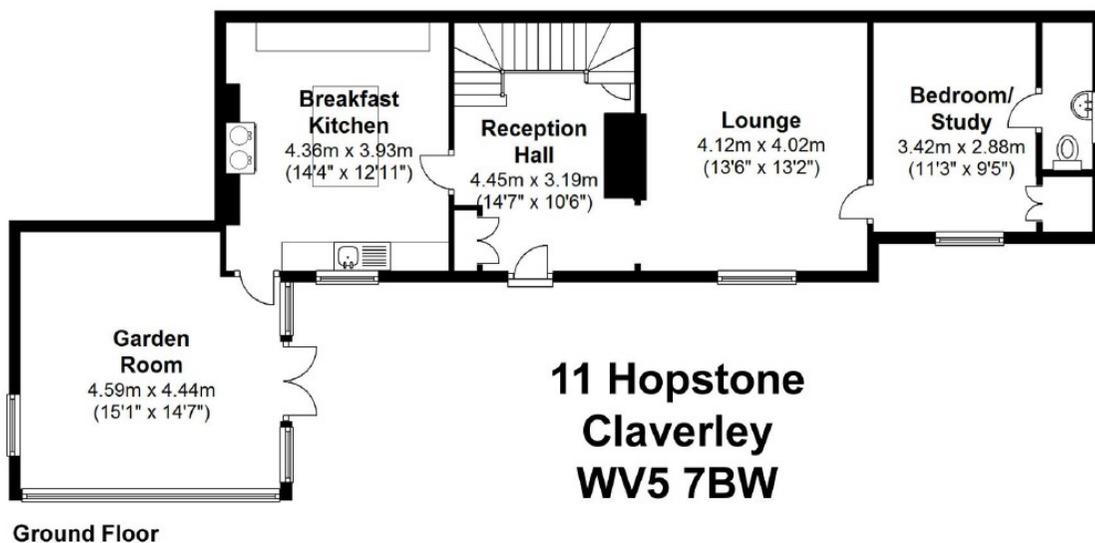
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Offers around  
£475,000



**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.



**11 Hopstone  
Claverley  
WV5 7BW**

**Approx Overall Floor Area  
132.6sq.m 1426.8sq.ft.  
(excluding garages/stores)**

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



