



7 Bull Ring, Claverley, Wolverhampton, Shropshire, WV5 7DT

BERRIMAN
EATON

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This beautiful three bedroom cottage has recently been refurbished to a high standard, central to the village with a small courtyard garden overlooking the Church to the front.
Wombourne - 6.4 miles, Bridgnorth - 6.5 miles, Wolverhampton - 9 miles, Dudley - 11 miles
Stourbridge - 12 miles, Telford - 14 miles, Shrewsbury - 27 miles, Birmingham - 23 miles (All distances are approximate).

LOCATION

Claverley is a most sought after Shropshire village which stands within beautiful, unspoilt countryside close to the Shropshire/Staffordshire border. The village benefits from an active and thriving community with a highly regarded primary school and nursery, well supported church and public houses, with doctors surgery, sports facilities including tennis courts and an abundance of countryside walks, riding and cycling. Local shopping facilities are available in the nearby villages of Pattingham and Wombourne. For more extensive amenities, to the west is the historic, riverside market town of Bridgnorth.

ACCOMMODATION

Entering into the cottage, the HALL features exposed timbers and a staircase rising to the first floor. Doors leads off to; LIVING ROOM with windows looking out across to the Church Street and a corner fireplace. Leading through is a BREAKFAST ROOM with access to the CELLAR and a spacious fitted KITCHEN beyond which offers a range of matching base and wall cabinets, work tops, inset sink unit, electric oven with ceramic hob, slim line dishwasher, fridge and freezer. There is an INNER HALLWAY/UTILITY AREA with a back door to the garden and a GUEST CLOAKROOM/WC.

Stairs from the hall rise to the FIRST FLOOR LANDING which houses the airing cupboard. The MASTER DOUBLE BEDROOM is a good size with two windows over looking the front aspect with views of the Church, exposed beams and an EN-SUITE SHOWER ROOM fitted with a white suite to include WC, wash hand basin with cupboards below, heated towel rail and a tiled walk-in shower. Across the landing there are a further TWO BEDROOMS and a FAMILY BATHROOM which comprises of a white suite to include a WC, bath with shower over, WC, wash hand basin with vanity unit and a heated towel rail.

OUTSIDE

The cottage has a small courtyard garden to the rear with pedestrian side access to the lane.

SERVICES:

We are advised by our clients that mains water, drainage and electricity are connected. Verification should be obtained from your surveyor.

TENURE:

We are advised by our client that the property is FREEHOLD and Grade II Listed. Verification should be obtained by your Solicitors. (There is a small flying freehold area above the hall which our client will have insured).

COUNCIL TAX:

Shropshire Council www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

Leaving Bridgnorth towards Wolverhampton on the A454. At the Rudge Heath island take the third exit onto the B4176. After a short distance turn right sign posted Claverley, follow the lane along continuing through the sandstone cutting and over the bridge towards the centre of the village. Passing the tennis courts on your left, 7 Bull Ring is located along on the left hand side opposite the Church.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

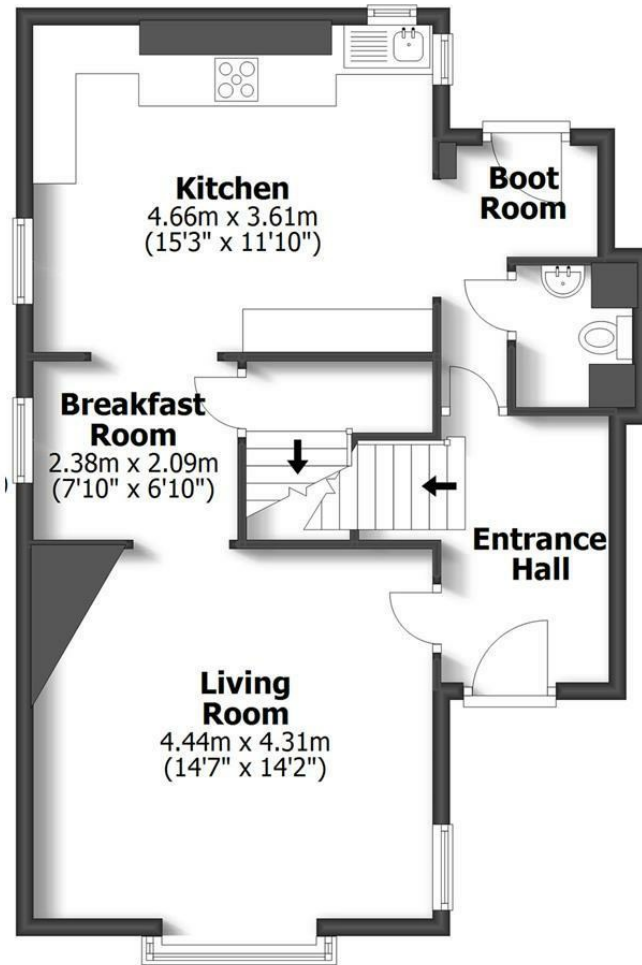
Offers Around
£325,000

EPC: E

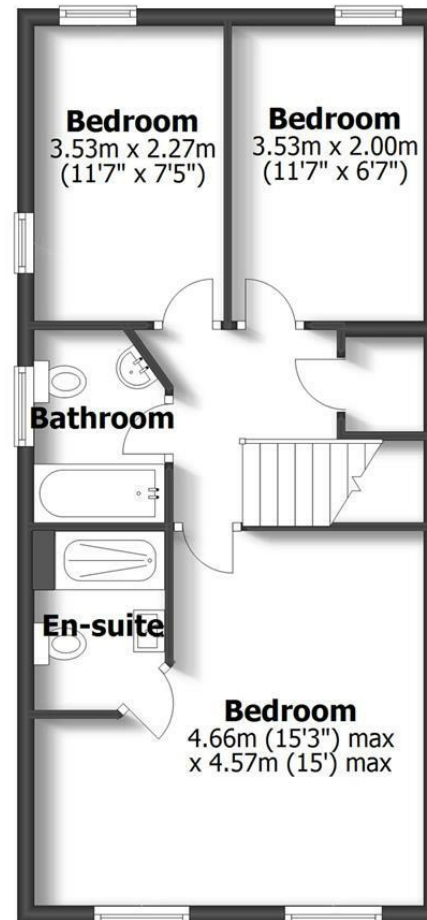
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



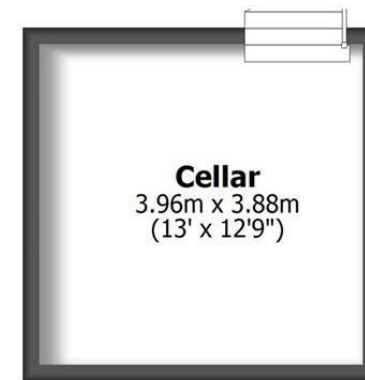
**7 BULL RING
CLAVERLEY**



Ground Floor



First Floor



Cellar

HOUSE: 109.9sq.m. 1182.9sq.ft.
CELLAR: 15.3sq.m. 165.1sq.ft.
TOTAL: 125.2sq.m. 1348sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

