



30 The Wold, Claverley, Wolverhampton, Shropshire, WV5 7BD

BERRIMAN
EATON

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Located within this sought after village backing onto open countryside, this detached family home provides three bedrooms with a large open plan dining kitchen and adjoining garage. It's a great village location blending a rural aspect with an easy walk into the village centre.

Bridgnorth - 7 miles, Much Wenlock - 14.3 miles, Ludlow - 25 miles, Wombourne - 6 miles, Telford - 14 miles, Wolverhampton - 9 miles, Stourbridge - 11 miles, Birmingham - 26 miles.

(All distances are approximate)

LOCATION

The Wold is just a short stroll from the village where local amenities include a primary school, doctors surgery, Church and Village Hall. Additionally there are local pubs, tennis courts and also nearby the cricket club, array of golf clubs and bowling. What sets the location apart are the numerous walks and bridleways through this ancient settlement and surrounding countryside, yet remaining in easy reach of the West Midlands conurbation.

ACCOMMODATION

A coved canopy porch with front doors opens into the entrance hall having a full height glazed window, stairs rising to the first floor and doors off to the generous ground floor living areas. The lounge enjoys a dual aspect with a sliding patio door opening out to the rear garden and a cast iron log burner. A study provides an adaptable space with windows to the front elevation. Having been extended to the rear, the current owners have created a wonderful open plan dining kitchen with full width sliding doors opening out to the garden, two large storage cupboards along with a fitted kitchen comprising matching base and wall cabinets, granite work tops, inset sink unit and built in appliances to include a fridge and an electric oven with ceramic hob and extractor hood. A door gives access to a practical utility room having provision for a washing machine, door to the front, access into the garage and a guest WC. There is a further room to the rear of the garage which provides a versatile space with a back door to the garden and integral access to the garage which houses the central heating boiler.

From the hall, stairs rise to the first floor landing with a window looking out to the rear aspect enjoying countryside views. There are two good sized double bedrooms both of which have fitted wardrobe space and windows to the front elevation. A third double bedroom overlooks the rear garden. The family bathroom, being fully tiled is equipped with a white suite to include a WC, hand basin with cupboard below and a bath with shower over.

OUTSIDE

The property sits behind a gravel driveway providing good off road parking and gated side access. An up/over door gives access to the adjoining garage which has an inspection pit, lights, sockets, and also housing the LPG central heating boiler. The rear garden enjoys a raised terrace which extends off the back of the property with steps down to the a lawned garden area bordered by mature shrubbery and trees.

SERVICES

We are advised by our clients the property has LPG central heating, mains water, electricity and drainage are connected. Verification should be obtained by your surveyor.

COUNCIL TAX

Shropshire Council.

Tax Band: F.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

Leave Bridgnorth on the A454 heading in the direction of Wolverhampton. After approximately 4 miles, take a right hand turn immediately after the petrol station at Wyken. Continue to follow this lane which will take you into the centre of Claverley. At the T-junction turn right and continue into the heart of the village, passing the church on the right-hand side. Continue along this road, passing Claverley primary school on the left. Take the next left into The Wold and then first right. Continue around where number 30 will be positioned on the right.

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

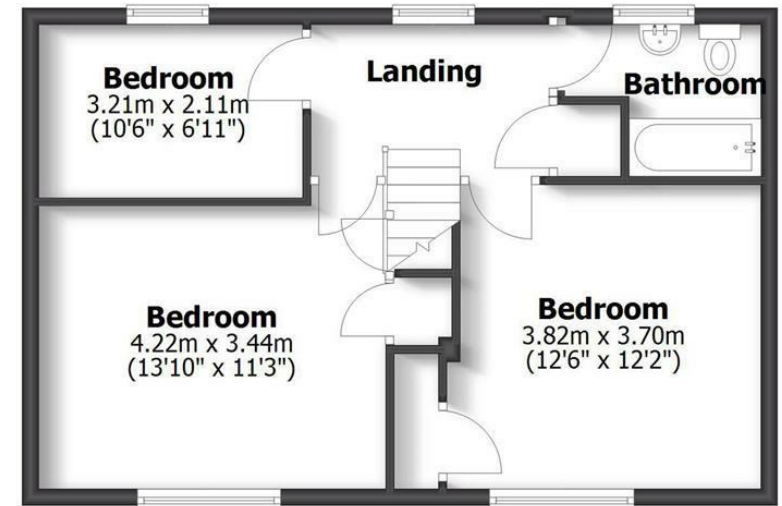
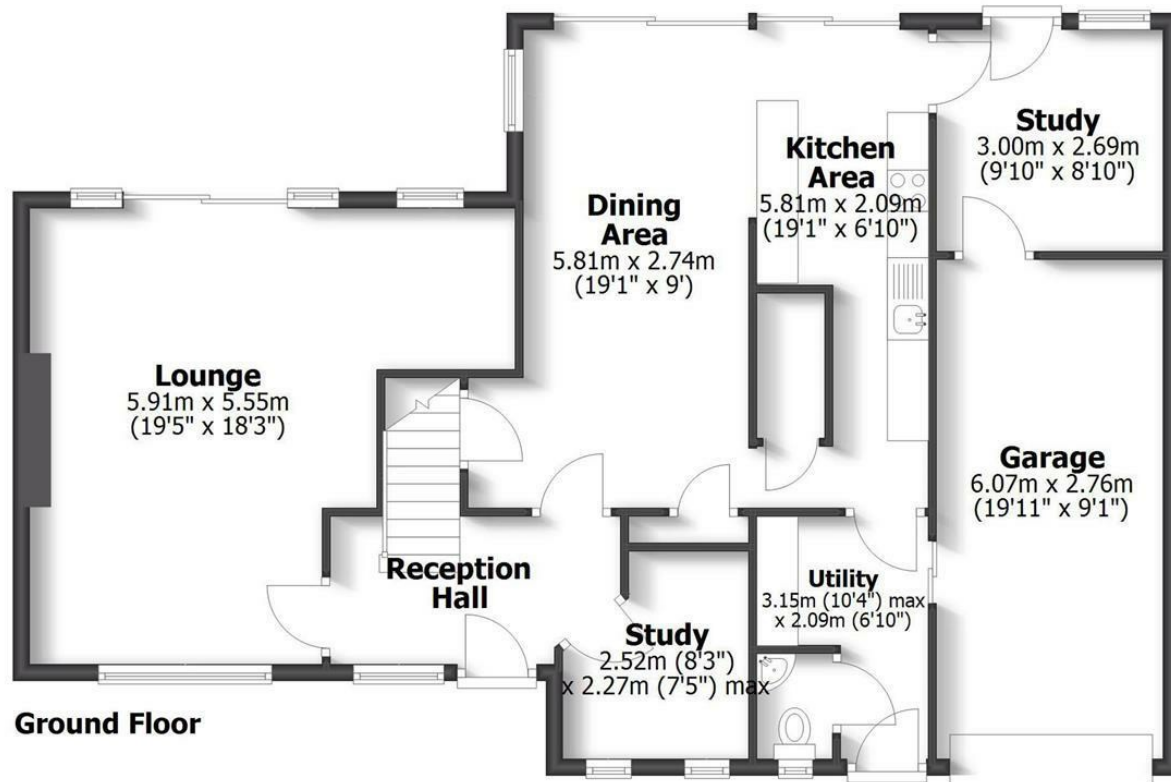
Offers Around
£545,000

EPC: F

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.



30 THE WOLD CLAVERLEY



HOUSE: 133.8sq.m.1,439.9sq.ft.
 GARAGE: 16.7sq.m. 180.1sq.ft.
TOTAL: 150.5sq.m. 1,620sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

