



Chy An Venton, Draycott, Claverley, Wolverhampton, Shropshire, WV5 7EA

BERRIMAN
EATON

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With views to the rear, a large garden and a garage, this detached home offers excellent potential, nestled within this picturesque hamlet just under a mile from Claverley village offering NO UPWARD CHAIN - SOLD AS SEEN.

Wombourne - 5 miles, Bridgnorth - 8 miles, Wolverhampton - 9 miles, Stourbridge - 9 miles, Telford - 16 miles, Kidderminster - -13 miles, Shrewsbury - 27 miles.
(All distances are approximate).

LOCATION

Draycott is a delightful hamlet located just on the edge of Claverley village. Claverley is one of Shropshire's most picturesque villages offering a range of local sports facilities including its own tennis and cricket clubs, primary school, pubs and a Church along with access to many walks and bridleways. More extensive facilities can be found in the near by villages of Wombourne along with the market town of Bridgnorth which includes a diverse selection of shops along with healthcare services hospital, cafes, pubs and restaurants as well as a choice of secondary schools. Bridgnorth Town is steeped with history and is home to many exciting attractions including the Severn Valley Railway and the funicular Cliff Railway.

ACCOMMODATION

Requiring some overall modernisation, the house comprises: Enclosed front porch, dining hall with stairs off to the first floor and doors to; living room having a dual aspect, open fireplace and a sliding door to the garden. The kitchen provides a range of fitted base and wall cupboards, sink unit and the provision for an electric oven. There is an inner hallway leading to a further reception room which could accommodate as a sitting room or home office and a downstairs shower room. To the rear is a large boot room/utility which comprises a sink unit, provision for a washing machine and the oil fired central heating boiler. A window and stable door gives access to the rear garden.

The first floor landing has loft access to a generous area, and doors off to; the principal bedroom suite which consists of a walk through dressing area having double doors opening out onto a balcony, double bedroom and an en-suite shower room. There are three further double bedrooms and a house bathroom fitted with a WC, wash hand basin with vanity cupboard below, panelled bath with shower over, glazed window to the rear and an airing cupboard housing the hot water tank.

OUTSIDE

With a gravelled driveway to the front, there is private parking, lawned foregarden and an adjoining garage with folding doors to the front, window and door to the rear. Gated side access leads around to a large mature garden which includes a patio terrace enjoying an open aspect to the rear.

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.

SERVICES

We are advised by our client that mains electricity and water are connected. Oil fired central heating. Verification should be obtained by your surveyor. The clients are unable to confirm the working order of any appliance, or central heating system. and it is believed the septic tank/cesspit is located in the rear garden but again the vendors are unable to confirm any further information.

COUNCIL TAX

Shropshire Council.
Tax Band: F
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth take the Bridgnorth to Wolverhampton Road A454, to the Royal Oak island. Turn right on to the B416 signposted Dudley, and pass The Woodman public house and Lees Farm Shop on your right, and then immediately fork right on the minor road signposted to Halfpenny Green. After approximately one hundred metres continue straight on at the crossroads and then after approximately one mile take the first right turning into the unnamed lane. Upon entering Draycott Chy-An-Venton can found along on the left hand side identified by our for sale board.

What3words:- ///rescuer.clown.sideburns

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

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Lettings Office

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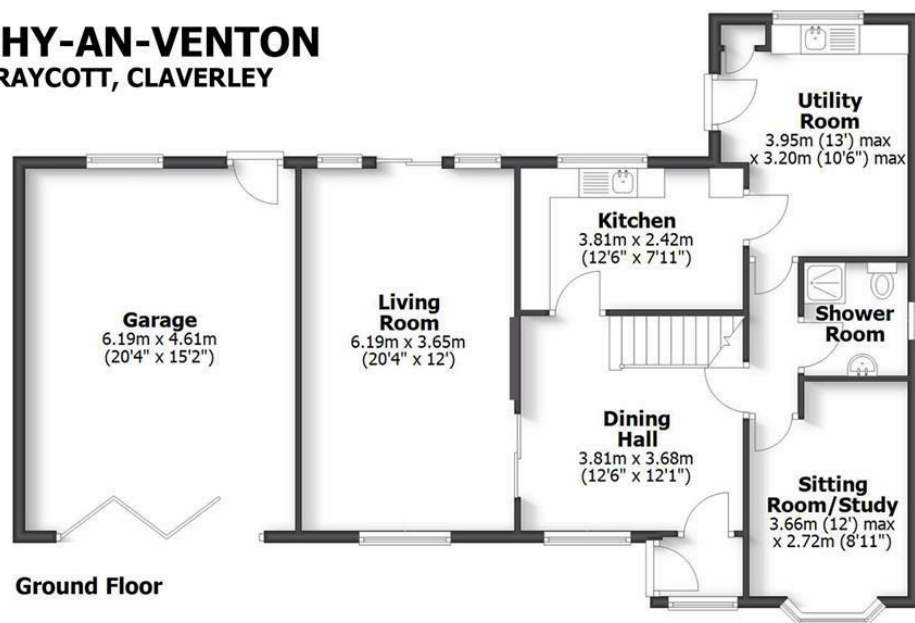
Offers Around
£550,000

EPC: D

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.



CHY-AN-VENTON DRAYCOTT, CLAVERLEY



HOUSE: 172.5sq.m. 1,856.8sq.ft.
GARAGE: 28.6sq.m. 307.6sq.ft.
TOTAL: 201sq.m. 2,164.4sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

