



8 Danesbrook, Claverley, Wolverhampton, Shropshire, WV5 7BB

BERRIMAN  
EATON

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OPEN VIEWING THIS SATURDAY 18th OCTOBER 12NOON - 1PM

A well appointed three bedroom end terrace located within this quiet cul de sac location close to the village amenities enjoying an open outlook to the rear with a driveway and single garage. NO UPWARD CHAIN.  
Wombourne - 6 miles, Bridgnorth - 7 miles, Telford - 15 miles, Kidderminster - 14 miles, Stourbridge - 11 miles, Shrewsbury - 27 miles.  
(All distances are approximate).

## LOCATION

Claverley is a picturesque 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 a doctors surgery, sports facilities including tennis courts and a cricket club along with an abundance of countryside walks, riding and cycling routes. 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

On entering the property, there is an entrance hall with cloaks storage and a guest WC. A door opens through into the lounge overlooking the front elevation with a feature electric fire. Extending off the lounge is a versatile area which is currently being used as a home office with patio doors opening out to the garden. The kitchen is fitted with a range of matching units and include an oven with electric hob and extractor hood above, built in dishwasher and the provision for further appliances. An archway leads through into a dining area with patio doors to the garden and a further door opening into a small courtyard with access to the garage. The current owners have had all the windows and doors replaced in 2023.

From the hall stairs rise to the first floor where there is an airing cupboard and loft access. The main double bedroom overlooks the front elevation benefitting from three fitted double wardrobes and an en-suite shower room. There are two further double bedrooms and a family bathroom fitted with a white suite and partly tiled to include a bath with shower over, WC and a wash hand basin.

## OUTSIDE

Set back behind a tarmac driveway providing private off road parking along with access to the single garage. The garage has an up/over door to the front, lights and power points connected. The rear garden enjoys a private aspect, mainly laid to lawn with a patio terrace.

## SERVICES

We are advised by our client that mains water, drainage and electricity are connected to the property. Electric 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: D.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

Leaving Bridgnorth on the A454 Bridgnorth Road. After approximately 4 miles you will enter the hamlet of Wyken, take a right turn just after the petrol station. Continue on this road into Claverley proceeding through the High Street passing the public houses and the primary school on your left. Take the second turning left into Danford Lane. The lane then continues into Danesbrook where number 8 can be found along on the right hand side.

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

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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.



## 8 DANESBROOK CLAVERLEY

HOUSE: 93.6sq.m. 1,007.7sq.ft.

GARAGE: 12.0sq.m. 129.3sq.ft.

**TOTAL: 105.6sq.m. 1,137.0sq.ft.**

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



