



Thornfield Aston Lane, Claverley, Wolverhampton, Shropshire, WV5 7DX

BERRIMAN
EATON

Thornfield Aston Lane, Claverley, Wolverhampton, Shropshire, WV5 7DX

A modern detached home, central to the village providing two large receptions, three bedrooms and two bath/shower rooms. The property is set back with a private driveway, garage and garden to the rear. OFFERING NO UPWARD CHAIN.

Bridgnorth - 7 miles, Wombourne - 6 miles, Much Wenlock - 14 miles, Ironbridge - 13 miles, Telford - 14 miles, Kidderminster - 14 miles, Shrewsbury - 27 miles, Birmingham - 25 miles.
(All distances are approximate).

LOCATION

Thornfield is discreetly positioned within the heart of the village with local amenities to include a Primary School & nursery, Doctors Surgery, Church, Local Pubs, Village Hall and Tennis Club, all within walking distance along with access to numerous walks and bridleways through this ancient settlement and surrounding countryside, yet remaining in easy reach of the West Midlands. Great for commuting to the West Midlands and beyond.

ACCOMMODATION

On entering the property through the front entrance, a spacious reception hall welcomes you in with a turning staircase rising to the first floor, with a part galleried landing. There is a cloaks cupboard and a downstairs shower room fitted with a WC, pedestal wash hand basin and a corner shower unit. To the front is a good size reception room with two windows overlooking the front elevation currently used as a dining room, but this could be utilised as a ground floor bedroom if required. The lounge, positioned to the rear has windows and sliding patio doors opening out to the garden along with a feature fireplace housing a coal effect gas fire. The breakfast kitchen is fitted with modern units to include base cabinets and drawers with work tops over, matching wall units, stainless steel sink unit and fitted appliances to include a ceramic induction hob with extractor hood above, upright oven and microwave along with a fridge, freezer, dishwasher and washer/dryer windows to the side and rear with a side door giving access.

Stairs from the hall rise to the part galleried landing with two double built storage cupboards and access to a loft space. There are two good size double bedrooms and a third bedroom currently used as a home office along with a family bathroom fitted with a panelled bath, hand basin and a WC.

OUTSIDE

With a shared entrance off Aston Lane, there is a private block paved driveway and gravel area with planted borders and access to the adjoining garage which has an up/over door to the front. Gated side access leads around to the rear garden having been landscaped to provide low maintenance upkeep with a patio terrace and mature beds and borders, well screened by a hedge boundary giving a good degree of privacy.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. LPG bottle gas for the fire. Electric storage heaters. 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: F.

www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our 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 immediately after the petrol station. Continue on this road into Claverley village. Proceed through the village via Church Street, continuing onto Aston Lane. After just passing The Plough public House, the entrance to Thornfield can be found directly on the right hand side just before Orchard Close.

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

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£450,000

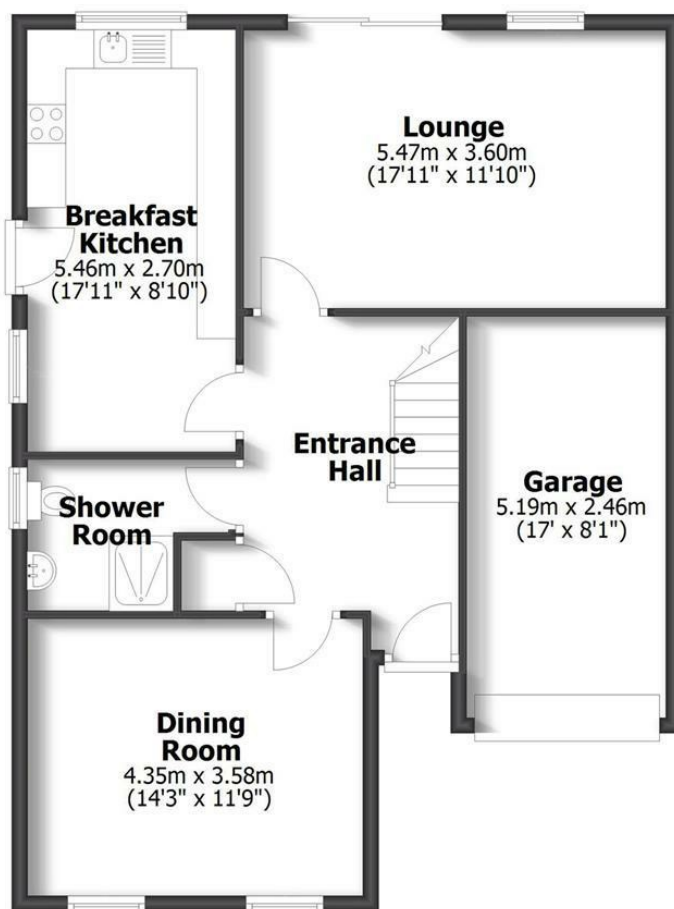
EPC: D

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.

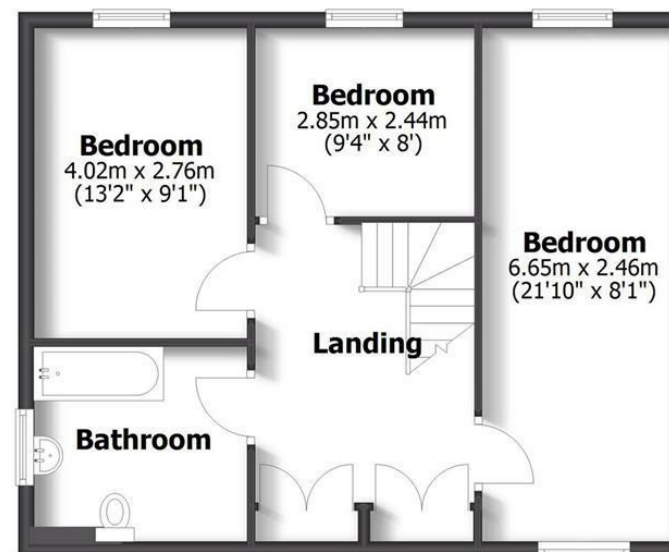


THORNFIELD

ASTON LANE, CLAVERLEY



Ground Floor



First Floor

HOUSE: 123.2sq.m. 1,326.0sq.ft.
GARAGE: 13.4sq.m. 144.2sq.ft.
TOTAL: 136.6sq.m. 1,470.2sq.ft.

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

