



21a High Street, Claverley, Wolverhampton, Shropshire, WV5 7DR

BERRIMAN
EATON

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A superbly appointed three bedroom detached bungalow, ideally positioned on the High Street of this picturesque Shropshire village. Featuring a modern breakfast kitchen leading into a garden room and beautifully landscaped gardens with a private driveway.

Bridgnorth - 6.5 miles, Ludlow - 25 miles, Wolverhampton - 9 miles, Dudley - 11 miles
Stourbridge - 12 miles, Telford - 14 miles, Shrewsbury - 27 miles, Birmingham - 23 miles
(All distances approximate).

LOCATION

Claverley is an idyllic village nestled within unspoilt Shropshire countryside, close to the Shropshire/Staffordshire border. It boasts a thriving community, with a highly regarded primary school and well supported church with a nearby cafe and traditional public houses within walking distance. Everyday amenities can be found in the nearby villages of Pattingham and Wombourne, while more extensive facilities are available in the historic riverside market town of Bridgnorth, Wolverhampton city centre, and Telford; all within easy reach.

ACCOMMODATION

Having undergone an extensive scheme of improvements, including re-roofing, this is a most tasteful luxury home well worth internal viewing. On entering the property, double doors open into a light and spacious reception hall, offering cloaks storage and an airing cupboard. The large living room enjoys an attractive outlook to the front, elevated for privacy, centred around a feature fireplace housing an electric fire.

Positioned to the rear, the stylish and contemporary breakfast kitchen design, overlooks the garden and is fitted with a modern range of matching cupboards and granite worktops, complete with a breakfast bar. A range of integrated appliances includes an oven, ceramic hob, microwave, and a dishwasher. Bi-folding doors connect the kitchen into the delightful garden room, creating a superb sitting or breakfast area with patio doors opening directly onto the rear garden.

A separate utility room provides additional storage, with fitted cupboards, granite work surfaces, a sink unit, and space for laundry appliances. A side door and window offer access and views to the rear aspect.

The bungalow offers three bedrooms, (with the third currently used as a dining room), providing flexibility for lifestyle needs. The modern shower room includes a corner shower, WC, and hand basin set within a vanity unit.

OUTSIDE

The property is set back from the High Street behind a tarmac driveway and neatly lawned foregarden. Gated access to both sides of the property leads to a beautifully landscaped rear garden, which features a paved patio area, well-maintained lawn, and raised planted beds. A timber garden shed offers additional storage, all enclosed by a secure fenced boundary.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central 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: F.
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

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 church, take a right hand turn opposite The Plough Public House onto the High Street where number 21a can be found along on the left hand side identified by our for sale board.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974
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Wombourne Office

01902 326366
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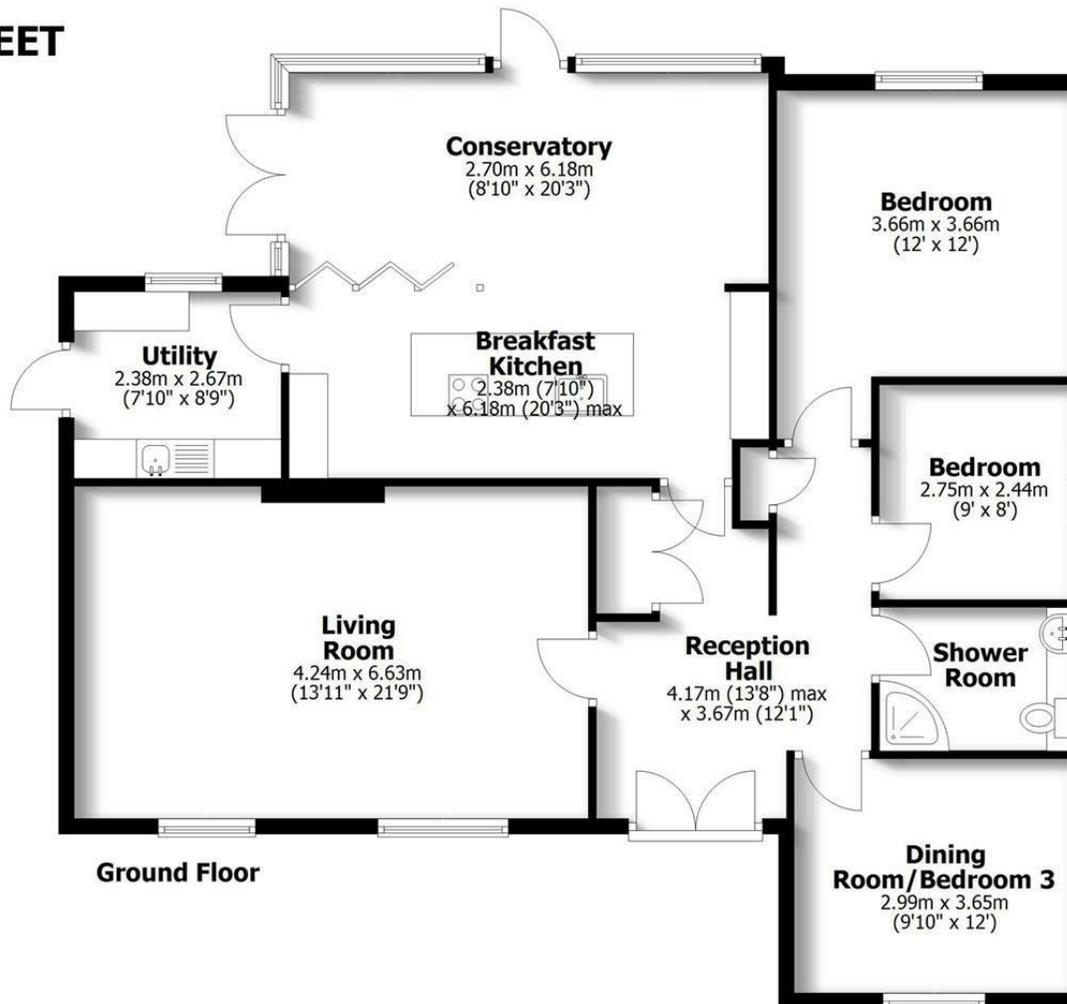
Offers Around
£650,000

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.



**21a HIGH STREET
CLAVERLEY**



121.2sq.m. 1,304.5sq.ft.
 - FLOOR AREAS ARE APPROXIMATE
 - ALL GUIDANCE ONLY - NOT TO SCALE
 - SIZE OF DOORS, WINDOWS, APPLIANCES
 - OTHER FEATURES ARE APPROXIMATE

