



Tanglewood, 12 The Wold, Claverley, Wolverhampton, WV5 7BD

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This 'double plot' four bedroom detached home has planning to extend and enjoys large gardens overlooking open countryside to the rear. This quiet residential location is within easy walking distance to the village school, pubs and Church, along with the tennis club and village hall. The layout is spacious and has tremendous scope.

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

Occupying a substantial corner plot that was originally planned as a double plot, this detached home enjoys far-reaching views to the rear and offers spacious, versatile living accommodation. Planning permission has been granted for front and rear extensions and a detached garage. (Plans available upon request).

In the last 12 months the house has undergone many improvements and presently comprises: Large hallway with much natural light from the full height windows to the front and features a practical large understairs cloaks cupboard with stairs rising to the first floor and a generous downstairs cloakroom fitted with WC and hand basin. The impressive open plan dining kitchen has been thoughtfully designed with an abundance of fitted cupboards and quality integrated appliances including a dishwasher, induction hob, inset sink, oven and microwave. There is ample space for a large fridge, while the open-plan dining area enjoys a lovely outlook over the garden, making it perfect for both everyday living and entertaining. The spacious lounge enjoys a dual aspect with sliding patio doors opening directly to the rear garden together with a central log burner set within a surround. Off the kitchen, a useful utility room provides additional storage and a sink together with the oil fired central heating boiler. A door gives direct access to the garden with a further door providing integral access into the garage.

Stairs rise to the first floor landing, which includes an airing cupboard. The principal double bedroom enjoys delightful views over the garden and neighbouring countryside and is complemented by built-in wardrobes, additional storage and a large en-suite with shower, WC, hand basin and extensive cupboard space.

The family bathroom is well appointed with a WC, large walk-in shower, hand basin and heated towel rail. There are two further double bedrooms, both benefiting from pleasant far-reaching views across the garden and surrounding countryside, one of which includes built-in wardrobes. A fourth single bedroom overlooks the front aspect and also features built-in storage.

## OUTSIDE

The garden is predominantly laid to lawn and features a very generous side garden. The grounds are attractively planted with a variety of mature beds, borders, established trees and hedge boundaries, creating a private and well-screened outdoor space. Within the garden are a shed, greenhouse and paved patio terraces, providing ideal areas for outdoor seating, dining and entertaining.

To the front of the property is a lawned garden with established shrubs, along with a driveway providing parking for multiple vehicles. The driveway leads to the adjoining garage, having an up/over door to the front, lighting and power points. Gated access from the driveway offers direct entry into the rear garden, adding both convenience and security.

Overall, this is a rare opportunity to acquire a substantial detached village home offering generous space, attractive views and future potential, all set within a highly sought-after rural location.

## SERVICES

We are advised by our client that all mains water, electricity and drainage are installed. Oil fired central heating. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.

Tax Band: F.

[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## FIXTURES AND FITTINGS

By separate negotiation.

## TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor. Vacant possession will be given upon completion.

## 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, continue along where the property can be found along on the right hand side.

### Tettenhall Office

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### Lettings Office

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### Bridgnorth Office

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### Wombourne Office

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

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**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.



# **TANGLEWOOD** **12 THE WOLD, CLAVERLEY**

HOUSE: 151.3sq.m. 1,628.3sq.ft.  
 GARAGE: 14.2sq.m. 153.2sq.ft.  
**TOTAL: 165.5sq.m.1,781.5sq.ft.**

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



