

# "LOCAL NEEDS CRITERIA REQUIRMENTS APPLIES"



9 Kings Arms Court, Claverley, Shropshire, WV5 7BF

BERRIMAN  
EATON

## 9 Kings Arms Court, Claverley, Shropshire, WV5 7BF

BRAND NEW VILLAGE HOME with solar panels and high energy efficiency. Having three bedrooms, two bathrooms, large dining kitchen, sitting room and hall with guest WC. Good off road parking and private garden. NB S106 restrictions.  
Bridgnorth - 6.5 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 a most sought after 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 doctors surgery, sports facilities including tennis courts and an abundance of countryside walks, riding or cycling. 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.

### S106 AGREEMENT

Kings Arms Court is an exclusive development completed by Oakwood Homes to a high specification with a 10 year warranty. The properties are subject to a S106 planning condition to assist the local community in making new homes more affordable for them to buy in the area. The price of £299,250 reflects the 10% discount as the open market valuation is £332,500. You still purchase and own 100% of the property. For further information and an application form, please email [caroline@berrimaneaton.co.uk](mailto:caroline@berrimaneaton.co.uk)

### ACCOMMODATION

On entering the property, the front door opens into an entrance hall with stairs leading to the first floor and a door giving access to a spacious guest cloakroom with a utility area. The dining kitchen is fitted with modern base and wall cabinets, worktops, an inset sink unit, oven, hob, fridge, freezer and dishwasher and a wall-mounted central heating boiler. Sliding patio doors and a window provide access and views to the rear garden.

Stairs rise to the first floor landing which includes a storage cupboard above the stairs. The principal bedroom is a spacious double with a window overlooking the front elevation and a built-in cupboard. This bedroom also benefits from a private ensuite shower room, fitted with a modern white suite comprising a WC, wash hand basin with vanity cupboard below, and a walk-in shower. There are two further bedrooms, both overlooking the rear elevation. The main bathroom is fitted with a white suite, including a panelled bath, wash hand basin with vanity cupboard below, and a WC.

### OUTSIDE

Externally, a block-paved driveway provides private parking to the front for three cars with a gate that leads to the rear garden that is enclosed by fencing, featuring a patio terrace, lawned area and enjoying a pleasant, open outlook.

### SERVICES

We are advised by our clients the house has private solar panels, mains water, drainage and electricity with LPG fired central heating. Verification should be obtained from your surveyor.  
SERVICE CHARGE: Currently £125 PA

### TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. The property is being sold with a 10 year warranty by Premier Warranties

### COUNCIL TAX

Shropshire Council [www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index) The property has not yet been given a banding. TBC

### 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

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

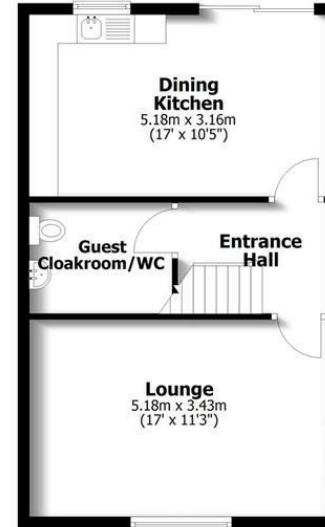
#### Wombourne Office

01902 326366

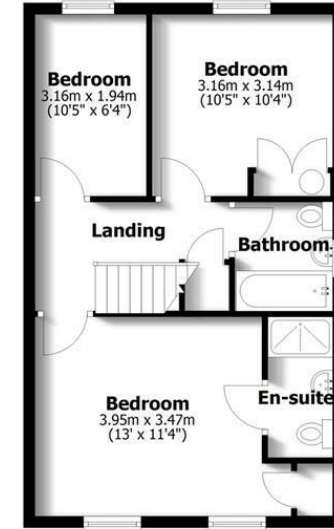
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

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

## 9 KINGS ARMS COURT CLAVERLEY



Ground Floor



First Floor

**TOTAL: 90.5sq.m. 973.7sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

Asking Price  
£299,250

EPC: A

**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.