

1 Boycott Barns, Upper Ludstone, Claverley, WV5 7DN

BERRIMAN EATON

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A beautifully presented two bedroom barn conversion situated near the sought-after village of Claverley. The property benefits from a spacious garage, ample off-road parking, and a fully enclosed lawned garden, offering an attractive combination of character and modern day living.
Bridgnorth - 6 miles, Wombourne - 5 miles, Telford - 13 miles, Wolverhampton - 8 miles, Stourbridge - 11 miles, Shrewsbury - 30 miles.
(All distances are approximate).

LOCATION

Located between the historic market town of Bridgnorth and the city of Wolverhampton, this most convenient positioned semi-rural barn benefits from easy access into the West Midlands conurbation and yet enjoys the benefits of quiet village life. Having a local pub within walking distance and a convenience store and farm shop, the near-by picturesque village of Claverley provides further amenities including a Church, Primary School, sports clubs and a doctors surgery with the villages of Pattingham and Wombourne hosting further schooling and shopping facilities.

ACCOMMODATION

A pathway leads to the front entrance, with a front door opening into the entrance hall with tiled flooring, a staircase rising to the first floor accommodation, and a guest cloakroom/WC fitted with a contemporary white suite and heated towel rail. The tiled flooring continues through to the spacious open plan lounge and dining area, which enjoys pleasant views over the garden. Leading from the living space is a modern fitted kitchen, well appointed with a range of wall and base units and integrated appliances including an oven, induction hob with extractor canopy over, dishwasher, and washing machine. A useful cupboard houses the LPG gas-fired central heating boiler. Double doors provide direct access to the rear garden.

Stairs rise from the reception hall to the first floor landing, illuminated by skylights and giving access to two generous double bedrooms. Completing the accommodation is a well-equipped shower room, fitted with a white suite comprising a corner shower cubicle, WC, wash hand basin set within a vanity unit, and a heated towel rail.

OUTSIDE

Outside, the property enjoys landscaped gardens designed for ease of maintenance and outdoor enjoyment. The enclosed lawned garden is partly bounded by attractive walls and enhanced by a selection of established trees, creating a private and pleasant setting. A communal gravelled courtyard, accessed via an electric gate, provides convenient parking and access to the property's single garage. Additional parking is available in an elevated parking area reached by steps from the courtyard and accessed directly from the adjoining lane.

SERVICES

We are advised by our client that mains water and electricity are connected. LPG central heating and an ECO drainage system which services the four barns. We are advised that an annual charge of approximately £80 is payable towards the emptying/upkeep of the septic tank. Verification should be obtained by your surveyor/solicitor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Council Tax: B.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

Leaving Bridgnorth take the A454 Bridgnorth Road towards Wolverhampton, proceed through the hamlet of Hilton. At the Rudge Heath island, take the third exit onto the B4176 then take the first left where the barns are positioned in front of you identified by our for sale board.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

£335,000

EPC: C

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.





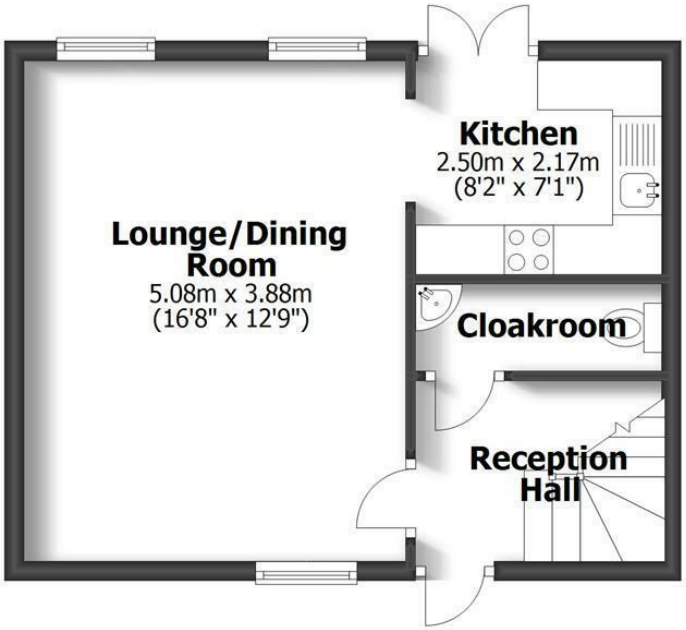

PLOT 1 BOYCOTT BARNS

UPPER LUDSTONE, CLAVERLEY

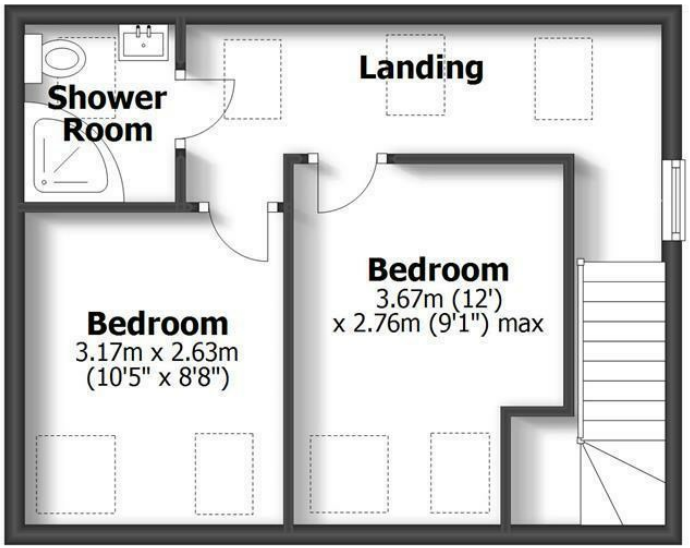
BARN:	65.8sq.m.	708.7sq.ft.
GARAGE:	19.9sq.m.	214.2sq.ft.
TOTAL:	**85.7sq.m.**	**922.9sq.ft.**

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





Ground Floor



First Floor


THIS KITCHEN IS FOR DANCING
LIFE IS
Russell Hobbs






BOYCOTT BARNS
PRIVATE PROPERTY