



Spicers Fold, Church Street, Claverley, Shropshire, WV5 7DA

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A characterful single storey, detached barn conversion in a sought after central village location offering two bedrooms complete with off road parking and an enclosed garden. Amenities and village activities are all within walking distance.

Bridgnorth 6 miles , Wombourne - 6 miles, Stourbridge - 10 miles, Wolverhampton - 10 miles, Telford - 14 miles, Kidderminster - 15 miles, Birmingham - 25 miles.
(All distances are approximate).

LOCATION

Claverley is a most sought after Shropshire village which is surrounded by beautiful, unspoilt countryside close to the Shropshire/Staffordshire border. The village benefits from an active and thriving community with a highly regarded primary school, well supported church and a selection of public houses within walking distance. There is also a doctors surgery, a range of sports facilities including tennis courts, a tearoom and an abundance of countryside walks, riding and cycling routes. Local shopping facilities are available in the nearby villages of Wombourne. For more extensive amenities, to the west is the historic, riverside market town of Bridgnorth.

ACCOMMODATION

The front door opens into a hallway with a useful storage cupboard and doors leading to the principal living accommodation.

The spacious dining kitchen is fitted with a range of matching base and wall units with complementary worktops, incorporating a stainless steel sink unit and the provision/plumbing for appliances. The room is filled with natural light from windows to the front, a skylight, and a door providing direct access outside. The living room features two front facing windows overlooking the garden and an open fireplace. From the hall, there is access to the loft space and a rear-facing window providing additional natural light. The accommodation includes two generous double bedrooms, both enjoying views over the front garden. The principal bedroom benefits from a built-in storage cupboard. The bathroom is fitted with a suite comprising a bath with shower attachment over, WC, and wash hand basin, complemented by a rear-facing skylight.

OUTSIDE

Double wooden gates open onto a block-paved driveway, providing private off-road parking and access to the enclosed lawned front garden.

SERVICES

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

COUNCIL TAX

Shropshire Council.
Tax Band: E.
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 junction turn right, where the Spicers Fold is located a short distance along on the right-hand side.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£375,000

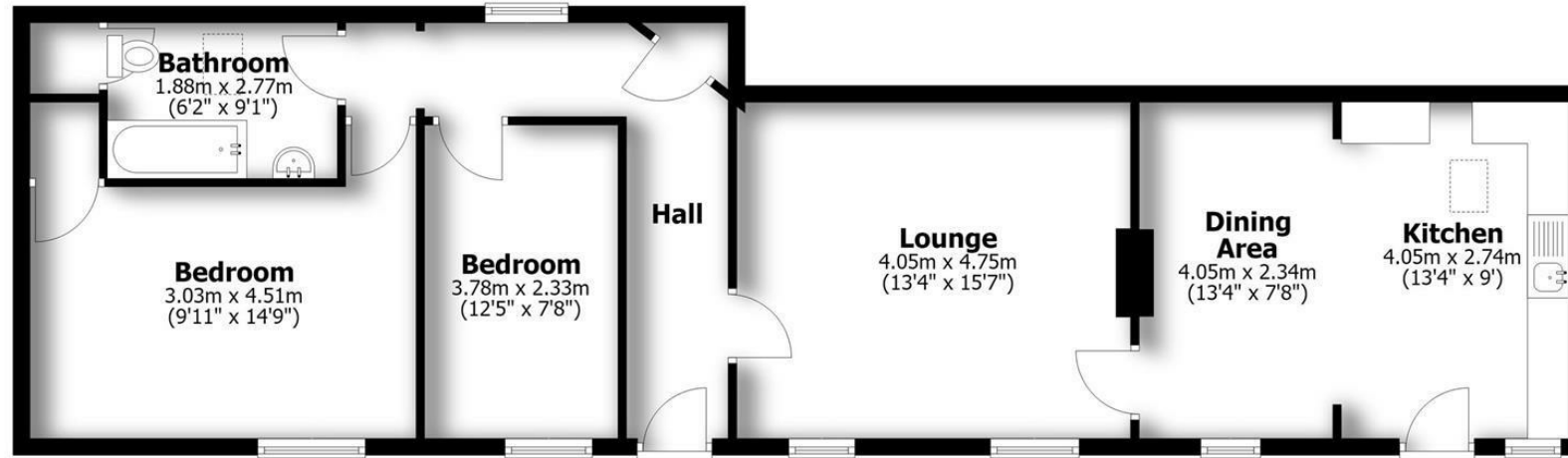
EPC: D

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.



SPICERS FOLD **CHURCH STREET, CLAVERLEY**

TOTAL: 83.2sq.m.895.1sq.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

