The Gables, Church Street, Claverley, Wolverhampton, Shropshire, WV5 7DS

BERRIMAN
EATON

The Gables, Church Street, Claverley, Wolverhampton, Shropshire, WV5 7DS

With scope for further improvement in this large plot, the detached dormer bungalow is most privately positioned and an easy stroll to the centre of the village having a cafe, good pubs, tennis courts and lots of footpaths for rambling in this wonderful countryside location. This is a rare opportunity to purchase a discreet position with views, right in the heart of the village.
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 detached has accommodation over two floors and includes UPVC double glazing throughout with oil fired central heating. Requiring general updating, the property is being market 'SOLD AS SEEN', so buyers will need to make their own investigations on the condition of the property. The asking price in our opinion reflects the present condition.
A spacious hallway has stairs rising to the first floor and doors leading off to two spacious reception rooms, double ground floor bedroom, all with good natural light and the lounge having a covered fireplace. At the rear is a lean to garden room, having patio doors to the rear. There is a ground floor modern shower room and the kitchen has a basic range of units, with useful separate utility housing the boiler and with plumbing, separate pantry and downstairs WC.

On the first floor, the landing gives access to two double bedrooms, one having eaves storage. On this floor there is a bathroom.

DOUBLE DETACHED GARAGE

The driveway gives access to a DETACHED DOUBLE GARAGE Having an electric roller shutter door to the front, lights and power points. A door leads through to a WORKSHOP/STORE with windows to the side and rear, lights and power points connected.

OUTSIDE

Approaching through a gated entrance, there is a store/shed on the left hand side and the large driveway gives plenty of room for parking and turning, with access to the double garage. The large gardens with a greenhouse, have mature flower borders and a range of fruit trees. The garden is private a backs onto the Claverley church.

SERVICES

All main services (except gas), are connected. Verification should be obtained from your surveyor. Please note the water main was replaced in 2010 to the property.

TENURE

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

COUNCIL TAX

Shropshire Council BAND: F

VIEWING

Contact the BRIDGNORTH OFFICE strictly by appointment only

DIRECTIONS

From the village centre, head in the direction of Worfield, follow the Church wall on your left and take the next driveway on the left passing Church Hill House and continue round to the left thorough a gate into The Gables.

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

Offers Around
£575,000

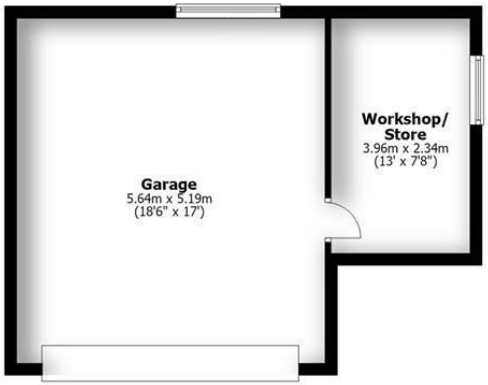
EPC: E

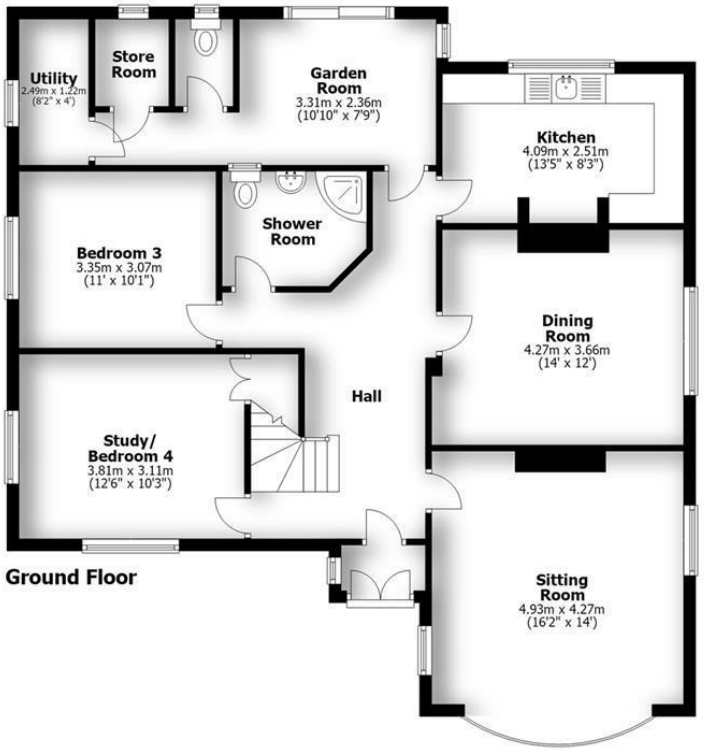
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

THE GABLES
CHURCH STREET, CLAVERLEY

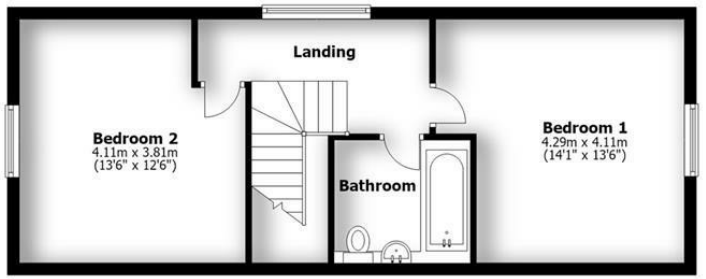
HOUSE:	154.9sq.m.	1668sq.ft.
GARAGE/WORKSHOP:	38.9sq.m.	419sq.ft.
TOTAL:	**193.8sq.m.**	**2087sq.ft.**

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

THE GABLES