



nick tart

www.nicktart.com

Tudor Cottage, 16 High Street, Claverley





An absolutely delightful period cottage in a tucked away position in the desirable village of Claverley.

Having been lovingly restored by its current owners the property offers a wealth of charm and character with a superb attention to detail including a wealth of exposed beams and trusses, several cruck beams alongside a modern finish.

Occupying a generous plot with large, landscaped gardens adjoining open fields to the one side. Grade II Listed and having been dated back to the 1600's the cottage is believed to have its origins in the 15th Century making this a real piece of history.

Briefly comprising of an entrance hall giving access to ground floor accommodation which includes a 17ft dining kitchen with ample storage options and French doors exiting to the rear garden, separate utility room, sitting room with a fireplace and inset stove, a further reception room/snug to the rear and a stylish bathroom.

The first floor has a spacious landing area with some intricate, exposed cruck beams, and three good size bedrooms.

Tudor Cottage is approached via a lengthy driveway offering parking for numerous vehicles, with the added bonus of a double detached garage featuring accommodation above to include a large double bedroom and a modern en-suite shower room (the actual garage area itself has potential to be converted and therefore could be a self contained annex - STPP).

Beautifully presented gardens are on offer to the rear with a high degree of privacy, by in large laid to lawn with established plants, shrubs and trees with a full width patio/terrace.

A truly stunning cottage which surely anyone would be proud to call their home.

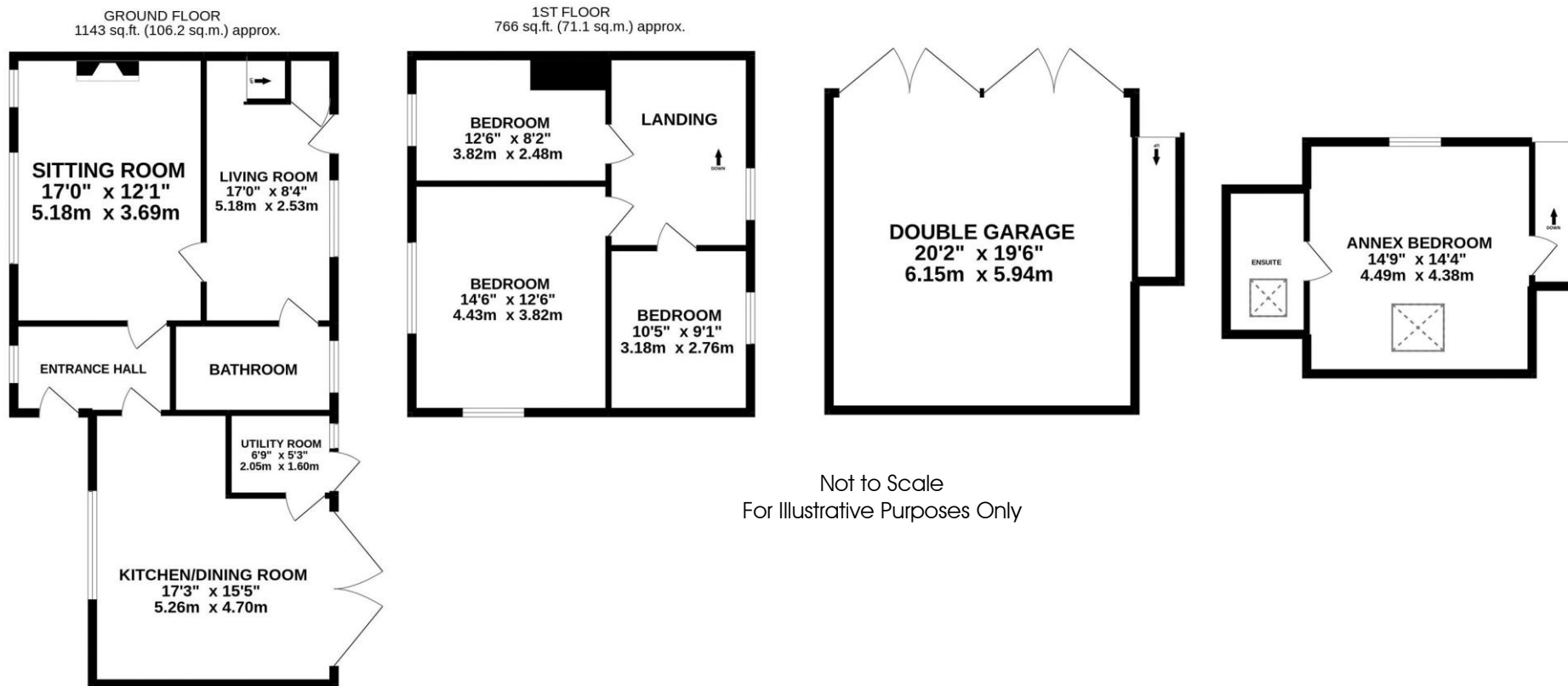
Services

All mains services, LPG central heating. Council tax band E.

GUIDE PRICE £585,000

Directions – There are a number of approaches to Claverley depending on which way you are coming but from the Bull Ring travel up the High Street and just before The Plough public house, the High Street divides and goes right, the property is then on your right hand side. The post code for the property is WV5 7DR.





Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

.Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

nick tart

9 Whitburn Street, Bridgnorth, WV16 4QN

T: 01746 711442 E: bridgnorth@nicktart.com

Follow us on
Facebook

Nick Tart Estate Agents - Bridgnorth

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

