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Danford House Griffiths Green, Wolverhampton, WV5 7BG

We are pleased to offer For Sale this detached house situated in the delightful village of Claverley. Danford House is just a short stroll from the village centre where local amenities include a primary school, doctors surgery, Church, local pubs, tea room, village hall and tennis club. What sets the location apart are the numerous walks and bridleways through this ancient settlement and surrounding countryside, whilst still having main road networks close by which are great for commuting. The accommodation comprises of a open plan lounge / sitting room (with disability lift system up to the master bedroom), dining room, kitchen, utility, boiler room and cloakroom to the ground floor, four bedrooms, family bathroom and shower room to the first floor. The property benefits further from solar panels, double glazing, central heating, double garage, car port, two workshop/sheds and rear garden with views over the fields. Book your viewing early to avoid missing out.

Council Tax Band G

Epc Band Tbc

Offers Around £480,000

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Entrance Door

Opens into the reception hall.

Reception Hall

Having parquet flooring, radiator, coving to the ceiling, door to dining room and access to the inner hallway.

Inner Hallway

Having staircase to the first floor landing, radiator, doors to understairs storage and open plan living area.

Open Plan Living Area



Lounge Area

18'4" x 13'9" (5.6m x 4.2m)



Having a double glazed window to the side, double glazed sliding patio door to the rear two radiator, access to the rear hallway and to the sitting room area.

Sitting Room Area

15'1" x 12'1" (4.6m x 3.7m)



Having a double glazed window to the front, radiator, wall light fittings, coving to the ceiling and a disability lift system.

Dining Room

15'5" x 10'2" (4.7m x 3.1m)



Having a double glazed window to the front, radiator, wall light fittings, coving to the ceiling and door to the kitchen.

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Kitchen

12'5" x 10'2" (3.8m x 3.1m)



Fitted with a range of wall and base cabinets with wood effect doors, complimentary work surfaces, double bowl sink unit with mixer tap, space for domestic appliances, part tiled walls, radiator, double glazed window to the rear, doors to the rear lobby and utility room.

Utility Room

13'5" x 5'6" (4.1m x 1.7m)



Having wall and base cabinets, work surface with sink unit, double glazed door to the rear and door to the side.

Rear Lobby

Having doors to the boiler room, cloakroom and living room.

Boiler Room

5'10" x 2'11" (1.8m x 0.9m)

Having a floor standing boiler.

Cloakroom

5'10" x 2'11" (1.8m x 0.9m)

Having a toilet cistern and a single glazed window to the rear.

First Floor Landing

Having doors to all rooms, radiator and two loft hatches.

Bedroom One

15'1" x 12'1" min to wardrobe (4.6m x 3.7m min to wardrobe)



Having a double glazed window to the front, built in wardrobes and disability lift system giving access to the ground floor.

Bedroom One



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Bedroom Two

13'1" min to wardrobe x 9'10" (4.0m min to wardrobe x 3.0m)



Having a double glazed window to the rear with views over the fields, radiator and built in wardrobes.

Bedroom Three

14'9" max x 10'9" (4.5m max x 3.3m)



Having double glazed window to the front, radiator and fitted wardrobes with overhead cupboards.

View



Bedroom Four

10'9" x 10'2" (3.3m x 3.1m)



Having a double glazed window to the rear and radiator. Fitted to the wall is a unit for the solar panels and below is the battery storage. (buyers should make their own enquiries into this prior to purchase).

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Bathroom

9'6" x 7'6" (2.9m x 2.3m)



Having a coloured suite with a corner bath, wash hand basin built into a unit, W/c, bidet, part tiled walls, double glazed window to the rear, radiator and door to the airing cupboard.

Shower Room

5'10" x 4'11" (1.8m x 1.5m)

Having two double glazed windows to the side, wall mounted wash hand basin, W/c and shower cubicle with wall mounted shower.

Outside



Double Garage

Car Port



Workshop One



Workshop Two

Rear Garden



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Rear View



pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-08/08/2023-V1

Rear Elevation



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax

Services

The agent understands that the property has mains water / electricity / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Agents Note

The Property has solar panels fitted to the roof - All potential buyers should make there own enquiries prior to completion

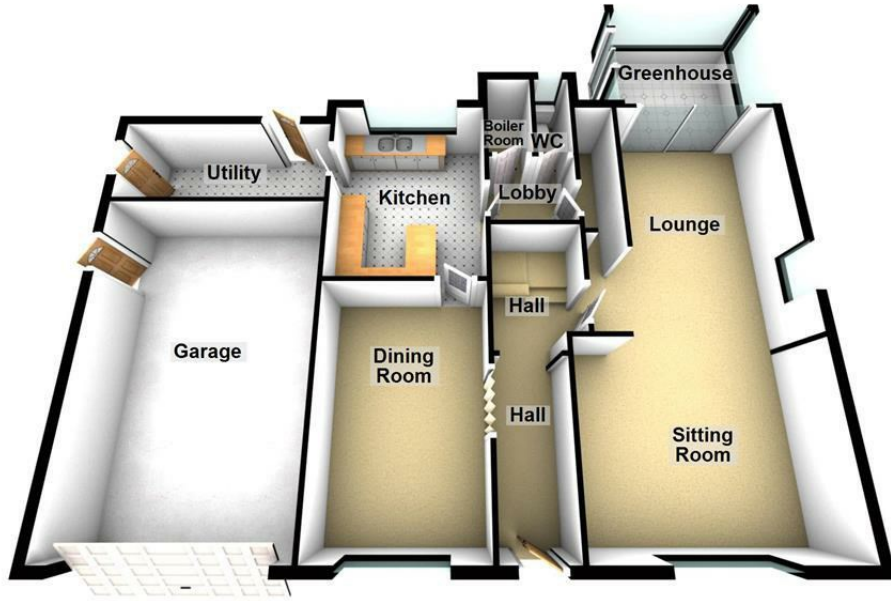
Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

