



The Old Post Office High Street, Claverley, Wolverhampton, Shropshire, WV5 7DU





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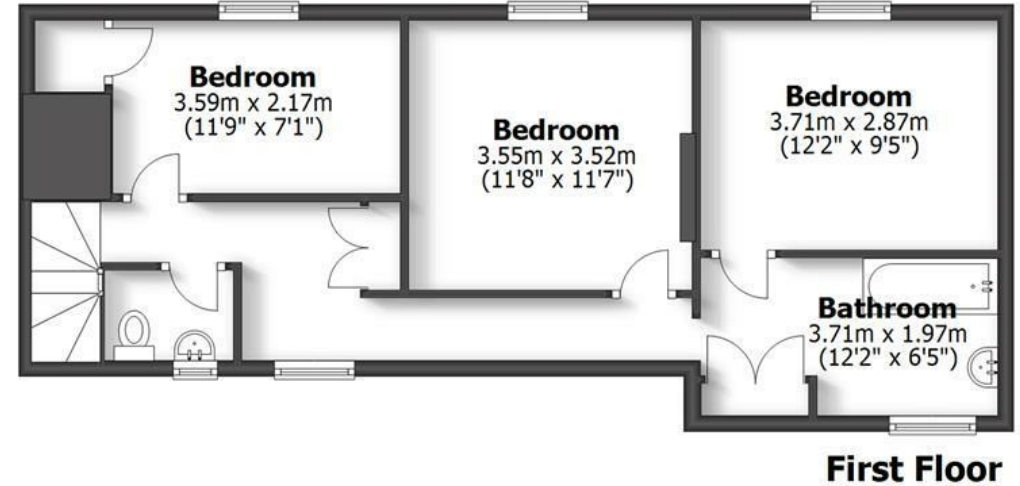
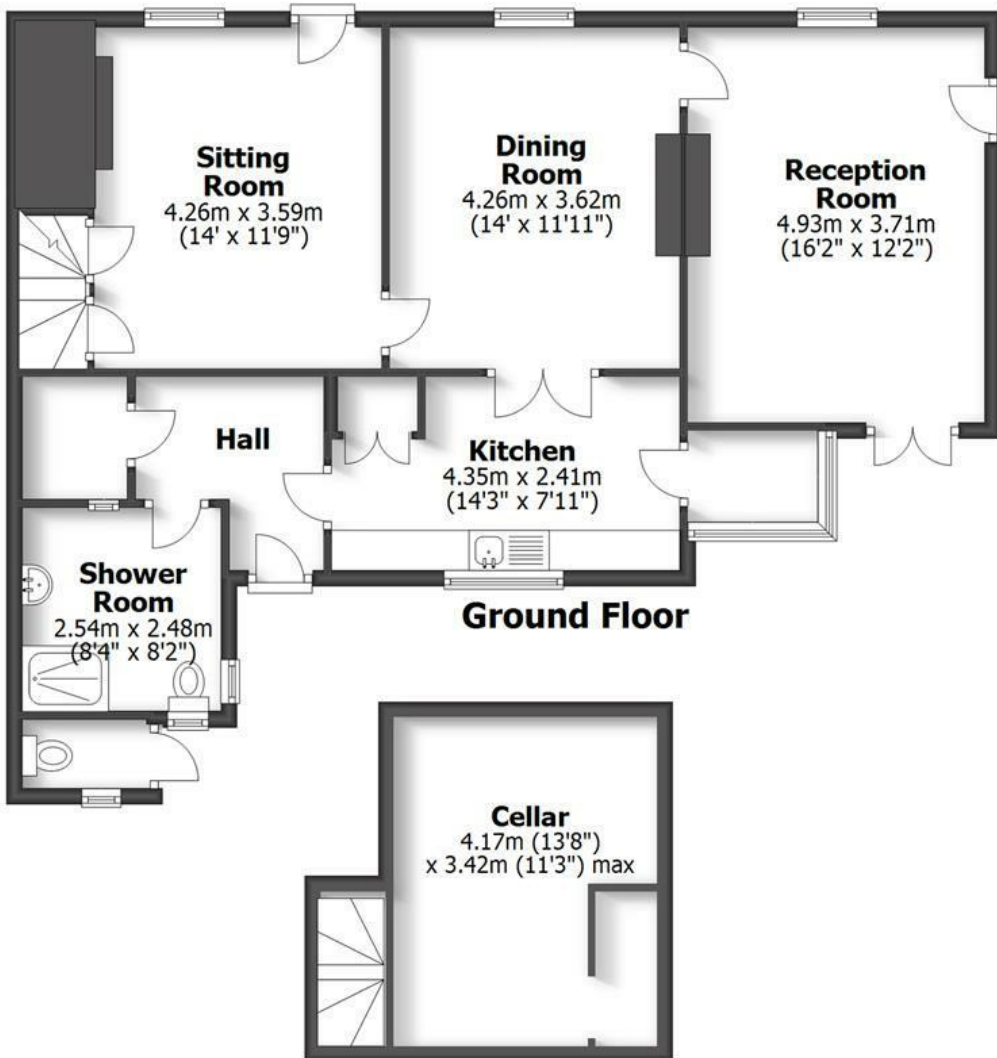
Formally the village post office, this quintessential detached cottage benefits from good off road parking and beautiful mature gardens located in the heart of the village. Bridgnorth - 6.5 miles, Wombourne - 6.3 miles, Telford - 14.4 miles, Wolverhampton - 10.3 miles, Kidderminster - 14.2 miles, Shrewsbury - 26.8 miles, Birmingham - 25.3 miles.  
(All distances are approximate)

# THE OLD POST OFFICE

HIGH STREET, CLAVERLERY

HOUSE: 139.7sq.m. 1,504.1sq.ft.  
CELLAR: 12.7sq.m. 136.5sq.ft.  
**TOTAL: 152.4sq.m. 1,640.6sq.ft.**

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



## LOCATION

Accessed from the B4176 or the A458, the pretty Shropshire village of Claverley lies east of the market town of Bridgnorth. The Old Post Office sits prominently central to the village with local amenities to include a Primary School, Doctors Surgery, Church, Local Pubs, Village Hall and a Tennis Club. From the village there are numerous walks and bridleways through this ancient settlement and surrounding countryside, yet remaining in easy reach of the West Midlands. Great for commuting to the West Midlands and beyond.

Having been a working Post Office, serving the local community for over 80 years, the owner Ms White, now retired, is believed to be the country's oldest postmistress. In 2010, Ms White was awarded an MBE for her services to the community. This iconic cottage is now on the open market offering great potential to modernise with three double bedrooms and three reception rooms with a private driveway and a delightful cottage garden to the rear with views of All Saints Church.

On entering the rear of the cottage, an ENTRANCE HALL provides cloak storage with doors to; KITCHEN currently fitted with base units with work tops over, sink unit and a pantry cupboard. Leading off the kitchen is a small garden room. A GROUND FLOOR SHOWER ROOM comprising a WC, wash hand basin and a corner shower. Double doors from the kitchen open through into the DINING ROOM which gives access to a SITTING ROOM and FURTHER RECEPTION ROOM which was up until recently the original Post Office. From the sitting room there is access to a selection of CELLARS. Stairs rise to the FIRST FLOOR where there are THREE DOUBLE BEDROOMS, a separate WC and BATHROOM.

## OUTSIDE

Fronting onto the High Street, a driveway is positioned to the side providing off road parking and access to an old garage. The gardens are private and well matured offering a wonderful variety of flowering plants and shrubs, planted borders and a lawned garden. There is a summer house, coal store and Gardner's WC.

## SERVICES:

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

## TENURE:

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

## COUNCIL TAX:

Shropshire Council.

Tax Band: B.

[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

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

## DIRECTIONS:

Leaving Bridgnorth on the A454 Bridgnorth Road. After approximately 4 miles you will enter the hamlet of Wyken, take a right turn just after the petrol station. Continue on this road into Claverley proceeding to the High Street where The Old Post Office is located on the left hand side just before The Crown public House.

Offers Around £450,000

EPC: F

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.







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**BERRIMAN EATON**