



Upper Mill Meadow, Gatacre Hall, Claverley, Wolverhampton, Shropshire, WV5 7AW

BERRIMAN  
EATON

# Upper Mill Meadow, Gatacre Hall, Claverley, Wolverhampton, Shropshire, WV5 7AW

With its large open plan living, this period ground floor apartment with a private garden and garage, enjoys splendid views and access over the adjoining parkland. Pets allowed. Bridgnorth - 6 miles, Wombourne - 7 miles, Kidderminster - 13 miles, Stourbridge - 11 miles, Telford - 16 miles, Shrewsbury - 27 miles, Birmingham - 26 miles. (All distances are approximate).

## LOCATION

Located on the outskirts of the picturesque village of Claverley, Gatacre Hall is an outstanding Grade II Listed conversion, having been expertly restored and converted to provide an exclusive collection of luxury apartments. There are 8, 1 & 2 bed apartments, each having their own unique inclusive features all of which enjoy views over the surrounding parkland. The Gatacre estate extends to around a 1000 acres including woodland, parkland and lakes which the residents can enjoy.

Claverley is a picturesque Shropshire village that lies between the City of Wolverhampton and the historic market town of Bridgnorth just off the A454. It can be accessed within a two mile walk through beautiful fields and footpaths from Gatacre. Claverley is a village that offers a small selection of local amenities to include public houses, local primary school, Church, sports facilities and many countryside walks and bridleways.

## OVERVIEW

The conversion of Gatacre Hall was completed in 2021. Upper Hill Meadow is a large ground floor luxury apartment extending to just over 1,000sqft with sash windows providing views with an abundance of natural light, high ceilings and underfloor heating throughout. The Gatacre Estate offers rural living set within the maintained parkland on the outskirts of Claverley village. The apartment is contemporary in style with modern bathrooms and an open plan dining kitchen and living area. This apartment also benefits from a private garden with direct access and a large garage/ store with private parking.

## ACCOMMODATION

Approached via the main communal entrance with security intercom, a front door opens into the apartment with a private reception hall having a useful storage cupboard housing the provision for a washing machine and dryer along with the wall mounted LPG central heating boiler. Double doors open out into the enclosed garden which also gives separate private access. A large open plan live-in kitchen enjoys large windows to the front and side aspects with uninterrupted views, decorative corning and tiled floor with underflooring heating. The kitchen area is fitted with matching base and wall cabinets, drawers and a breakfast bar with integrated appliances to include a dishwasher, fridge and freezer.

The large principal double bedroom enjoys views to the front with a range of fitted wardrobes and drawers. Leading off the bedroom is a dressing area with further fitted wardrobes and a modern en-suite shower room. There is a further bedroom offering a range of fitted bedroom furniture along with a spacious family bathroom comprising a white suite to include a WC, wash hand basin and a bath with shower over.

## OUTSIDE

Approached via a private tarmac driveway which leads through the idyllic Gatacre Estate, a communal courtyard provides garaging and allocated parking for the residents. A path leads through into the private gated garden which the current owners have landscaped into a beautiful low maintenance garden having an artificial lawn, patio terrace and planted border with mature trees to give privacy during the summer months. The garden is enclosed by a post and rail fence with planted hedging. The large garage/store has lights and power points connected providing parking to the front. Residents can enjoy the communal gardens and parkland of the Gatacre Estate and beyond. There is external lighting along the driveway and a feature planted island with lighting that lights up the facade of the Hall.

## TENURE AND SERVICE CHARGE

There are two service charges one for the Gatacre Hall Estate which is currently around £1115 per year that includes garden maintenance water supply and septic tank maintenance. The eight residents of Gatacre Hall pay for their own building insurance and cleaning of the communal areas. The service charge is approximately around £278.75 per quarter with the building insurance around £800 per annum. The FREEHOLD will be handed back to the residents management company. Solar panels assist with the external lighting. The tenure is LEASEHOLD with the intention of the 8 residents owning the freehold.

## COUNCIL TAX

Council Tax Band: D  
Shropshire Council.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

## SERVICES

We are advised by our client that mains electricity is connected with an LPG gas central heating boiler. Private drainage and a private water supply. A service charge applies per annum. Verification should be obtained from your surveyor.  
Broadband – Ofcom checker shows Standard service is available.  
Mobile – Ofcom checker shows EE Vodafone Three and O2 Coverage within the area.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

## FIXTURES AND FITTINGS

By separate negotiation.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Berriman Eaton Bridgnorth office.

## DIRECTIONS

From Bridgnorth head out on to the Stourbridge Road (A458). After passing the petrol station/shop on your left hand side the road will continue to climb, at the brow of the hill take a left hand turn into Broad Oaks Lane. At the first triangle turn right. Follow the lane along and at the next triangle turn right and continue to follow this lane along for a short distance and take the first right hand turn over a cattle grid which will lead you onto the Gatacre Hall Estate.  
What3words - ///hers.tightrope.scan

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£425,000

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.



**UPPER MILL MEADOW**  
**GATACRE HALL, CLAVERLEY**

APARTMENT: 102.8sq.m. 1,106.6sq.ft.  
 GARAGE: 32.5sq.m. 350.3sq.ft.  
**TOTAL: 135.3sq.m. 1,456.9sq.ft.**

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



