



**1 The Paddock, Claverley, Wolverhampton, Shropshire, WV5 7DW**

**BERRIMAN**  
**EATON**

is kitchen is for dancing





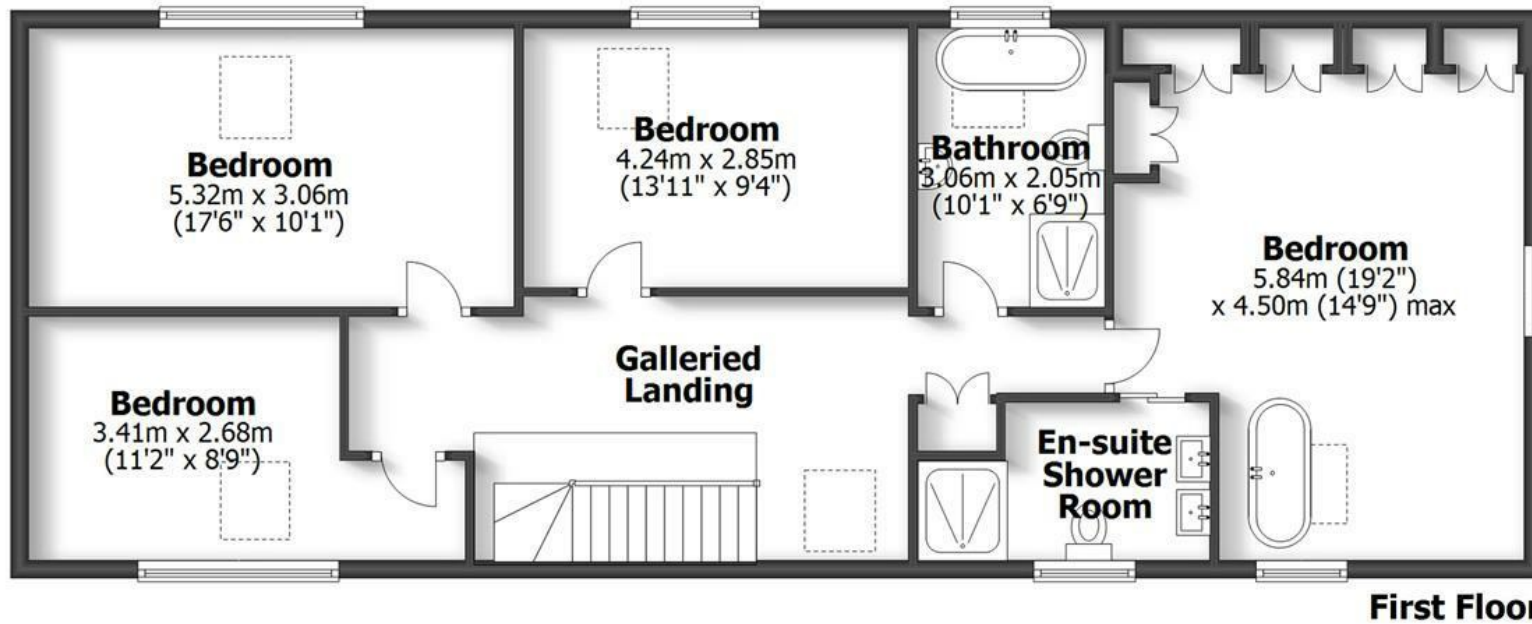
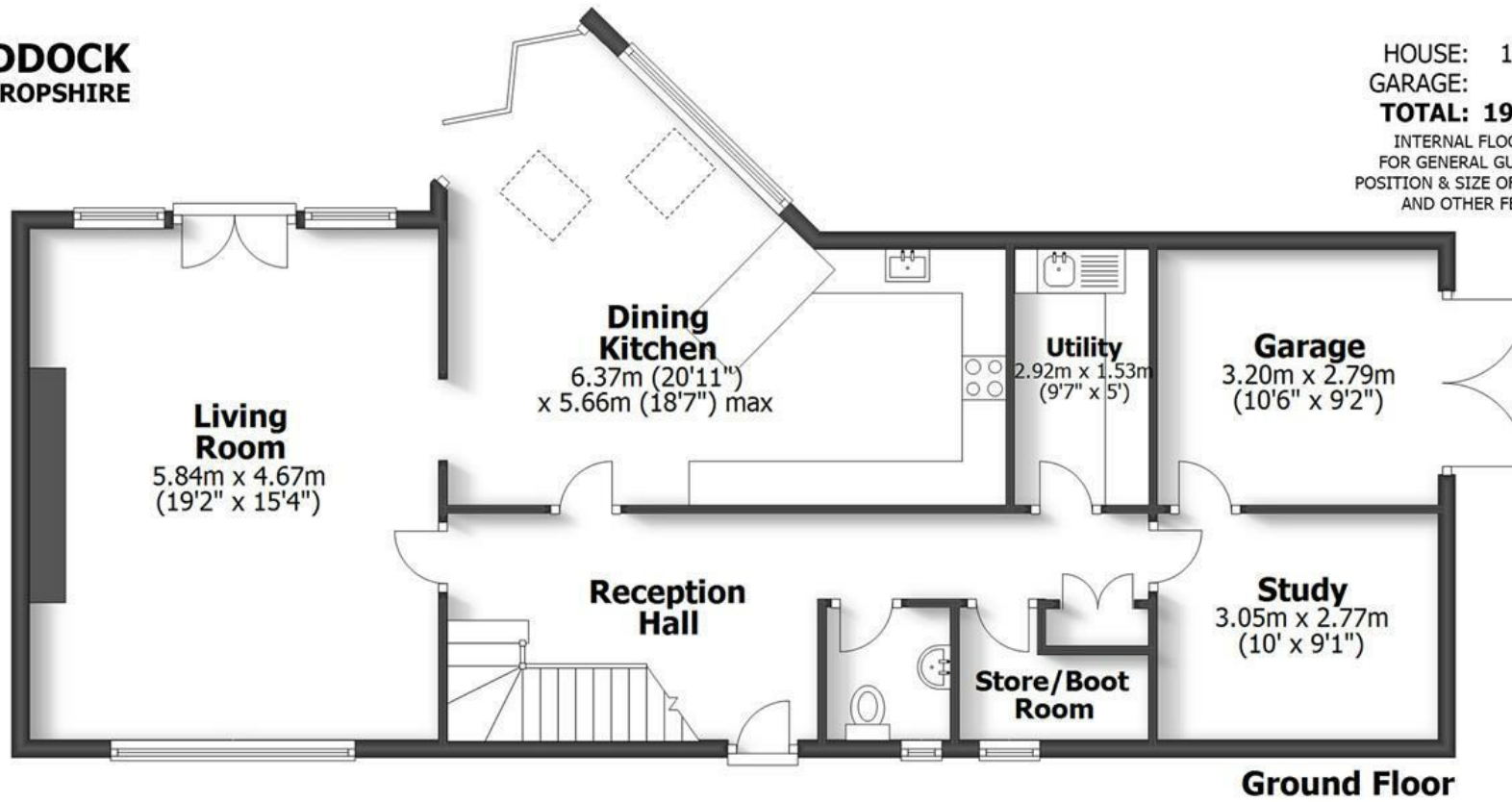
## 1 The Paddock, Claverley, Wolverhampton, Shropshire, WV5 7DW

This is the most exquisite barn conversion, positioned right in the centre of this picturesque village with four bedroom accommodation having been greatly enhanced by the Interior Designer owner.

Bridgnorth - 6.5 miles, Ludlow - 25 miles, Wolverhampton - 9 miles, Dudley - 11 miles  
Stourbridge - 12 miles, Telford - 14 miles, Shrewsbury - 27 miles, Birmingham - 23 miles  
(All distances approximate).

**1 THE PADDOCK**  
CLAVERLEY, SHROPSHIRE

HOUSE: 182.7sq.m. 1,967.1sq.ft.  
GARAGE: 9.3sq.m. 100.4sq.ft.  
**TOTAL: 192.0sq.m. 2,067.5sq.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

Claverley is an idyllic Shropshire village which stands within beautiful, unspoilt countryside close to the Shropshire/Staffordshire borders. The village benefits from an active and thriving community with a highly regarded primary school, well supported church and a selection of public houses. Local shopping facilities are available in the nearby villages of Pattingham and Wombourne. The more extensive amenities afforded by the historic, riverside market town of Bridgnorth, Wolverhampton City Centre and Telford are within easy reach.

## OVERVIEW

Having undergone considerable alteration and improvements in recent years, with attention to detail and lighting, this space creates a very comfortable family home which is further enhanced by the stylish interior design throughout. The property features a classic contemporary kitchen which is open plan to the dining area with bi-fold doors to the garden along with a separate utility room and a home office located right in the heart of the village.

## ACCOMMODATION

Entering into a spacious hall with fitted GUEST CLOAKROOM and a BOOT ROOM/STORE which houses the central heating boiler. Stairs rise to the first floor galleried landing. The OPEN PLAN DINING KITCHEN is a great feature room with bi-fold doors connecting to the outdoor space. There is good natural light with a fashionable fitted kitchen and large breakfast bar. Integrated appliances include a dishwasher, wine cooler with the provision for an American style fridge/freezer and Range style oven/hob. The LIVING ROOM has patio doors at the rear opening out to the garden and full height windows to the front elevation. A feature brick fireplace is fitted with a log burner. From the entrance hall, there is access to a SEPERATE UTILITY fitted with matching base and wall cupboards, sink unit with the provision for a washing machine and dryer. There is a HOME OFFICE having a window to the front elevation with a further door opening into the small garage which can only be used for storage.

Stairs from the hall rise to the GALLERIED FIRST FLOOR LANDING, being light and spacious with access to a linen cupboard and doors off to; The PRINCIPAL DOUBLE BEDROOM SUITE has a full length of bespoke fitted wardrobes with concealed lighting and a freestanding roll top bath upon a tiled floor. The EN-SUITE SHOWER ROOM is well appointed and cleverly designed with a large walk in shower, concealed shelving, WC and twin wash hand basins with vanity drawers. There are a further THREE GOOD SIZED BEDROOMS and a FAMILY BATHROOM stylishly presented comprising a walk-in shower, bath, WC and wash hand basin with vanity drawer.

## OUTSIDE

A double width driveway is positioned to the side, being block paved and giving access to the adjoining store (formally the garage). The front garden is enclosed by a mature privet hedge and lawn which wraps around having pedestrian gated access onto the cul-de-sac. The rear garden has been creatively landscaped enjoying a most sunny aspect with a patio seating area and lawned garden beyond.

## SERVICES:

We are advised by our client that mains water, drainage and electricity are connected. LPG 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: F.  
[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 towards Wolverhampton on the A454. At the Rudge Heath island take the third exit onto the B4176. After a short distance turn right sign posted Claverley, follow the lane along continuing through the sandstone cutting and over the bridge towards the centre of the village. Passing the church, take a right hand turn onto the High Street then next left into 'The Paddock' where No.1 can be found first on the left hand side.

£650,000

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.







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