



The Willow, 3 The Closes Sutton Farm, Claverley, Wolverhampton, Shropshire, WV5 7BU

BERRIMAN
EATON

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Completed in 2023, this barn forms part of 5 cutting edge conversions in this sought after location – combining all the latest high building standards with open plan, easy living 3 bedroom single storey accommodation amidst surrounding countryside.

Bridgnorth - 6.4 miles, Wolverhampton - 9 miles, Dudley - 11 miles, Stourbridge - 12 miles, Telford - 12.9 miles, Birmingham - 20.4 miles.
(All distances are approximate).

LOCATION

Just on the edge of Claverley, a picturesque Shropshire village which stands within beautiful, unspoilt countryside close to the Shropshire/Staffordshire border. The village benefits from an active and thriving community with a highly regarded primary school and nursery, well supported church and village tea room, selection of public houses, a doctors surgery, sports facilities including tennis club and an abundance of countryside walks, riding or cycling. Local shopping facilities are available nearby on foot along public footpaths or by car to the nearby Rudge Heath Store, with more extensive amenities, to the West is the historic riverside market town of Bridgnorth, with excellent road links to the West Midlands conurbation.

FEATURES

Designed on one level with high ceilings and consideration to natural light, this is an exciting opportunity to live in a modern, open plan, low cost home, opening onto beautiful countryside. There are bountiful walks across the surrounding countryside to Ludstone Hall and the near-by village centre with the footpath at the end of the drive. Each property has the benefit of wooden engineered flooring with underfloor heating, Air Source central heating with an EPC rating of B, high insulation for low utility bills, with high quality fittings.

ACCOMMODATION

The conversions offer three bedroom accommodation with the master bedroom having a shower room en-suite. The other two bedrooms have use of a separate bathroom that includes a bath with shower over. The hall leads into the day to day living space with the ability to live in an open plan design including a functioning 'live-in' fitted kitchen with appliances such as an oven/grill, induction hob, fridge freezer, microwave and a beautiful 'butler's pantry' that has double opening doors into a fitted pantry and cloakroom. Beyond is a dining area and living area with bi-folding doors to the rear southerly garden.

A further hall area includes a plant room for the heating system along with a pull down loft ladder gives access to a fully boarded loft space with light and power points making a useful storage area.

OUTSIDE

With designated tandem parking spaces to the front, there is a hardstanding for a shed. The rural setting blends into the gardens at the rear which enjoy a southerly aspect having a patio area and turfed garden. There are also external points, EV charger and cold water tap connected.

SERVICES

We are advised by our client that mains water and electricity are connected, Private drainage air source heating. Verification should be obtained by your surveyor.

TENURE

We are advised by the clients that the property is FREEHOLD with vacant possession upon completion.

COUNCIL TAX

Shropshire Council: Tax Band: D.
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office.

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

Leaving Bridgnorth on the A454 Wolverhampton Road. At the Rudge Heath island take the third exit onto the B4176 then turn right signposted Claverley. Continue for around 0.8miles where the gated entrance to The Closes can be found on the right hand side.

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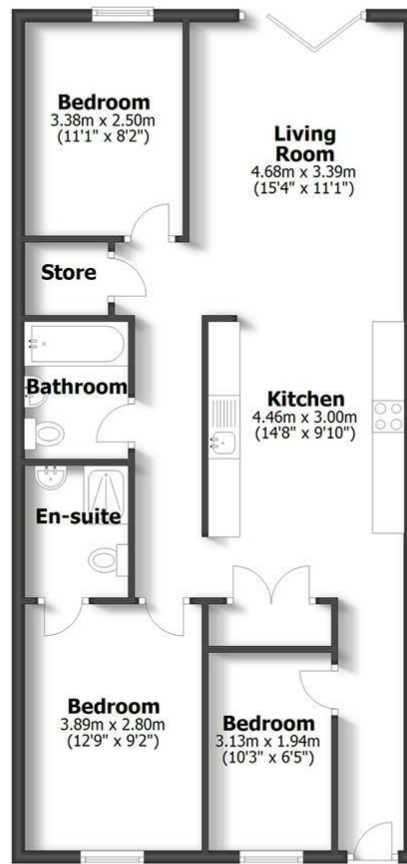
Offers Around
£365,000

EPC: B

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.



THE WILLOW
3 THE CLOSES, SUTTON FARM



TOTAL: 78.3sq.m. 842.7sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

