



**Tudor Cottage, 16, High Street, Claverley, Wolverhampton, Shropshire, WV5 7DR**









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Dating back to around the 1600's this beautiful black and white period home is Grade II Listed, centrally located to the village retaining many character features throughout, with large gardens and a detached double garage with annex above.

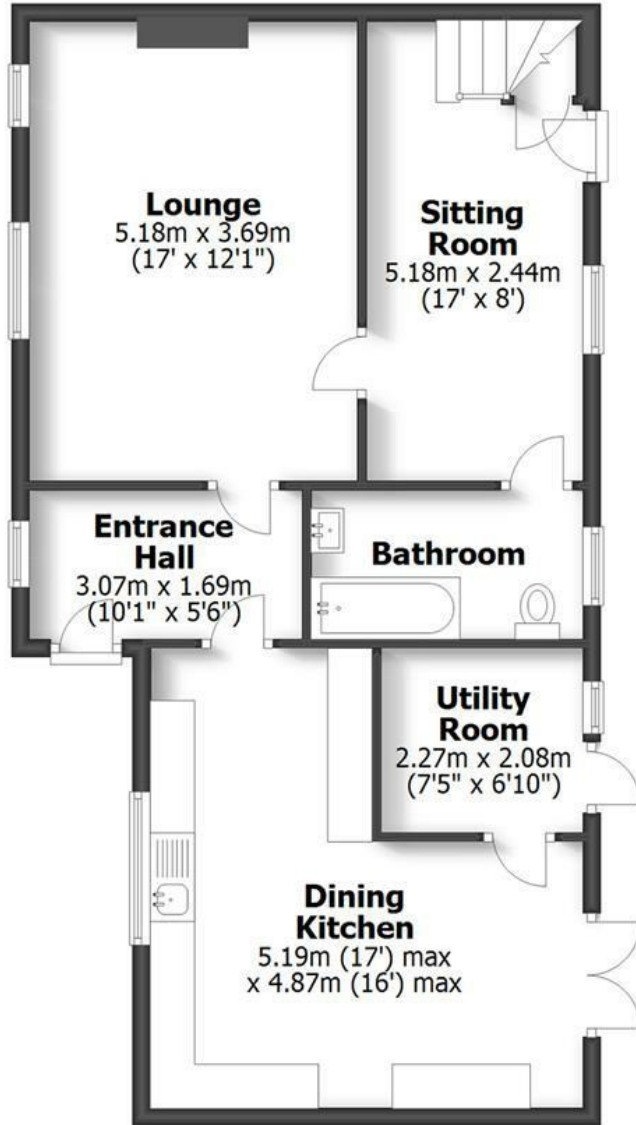
Bridgnorth - 6 miles, Wolverhampton - 9 miles, Dudley - 11 miles, Stourbridge - 12 miles, Telford - 14 miles, Kidderminster - 14 miles, Shrewsbury - 27 miles, Birmingham - 23 miles  
(All distances approximate).



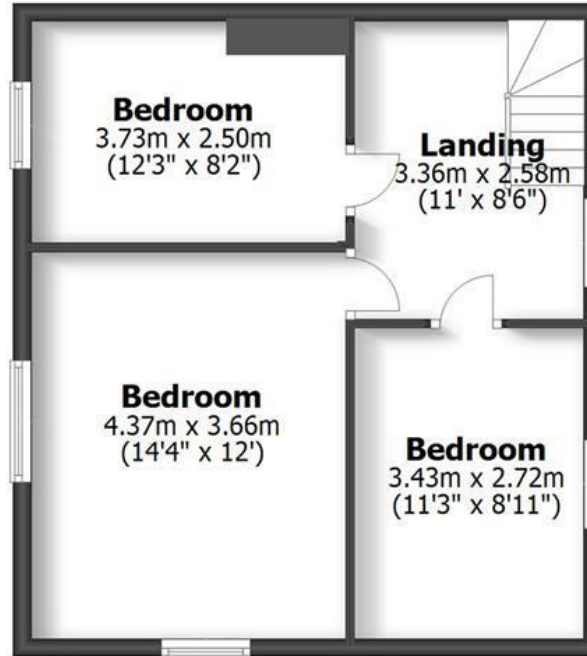
**TUDOR COTTAGE**  
16 HIGH STREET, CLAVERLEY

HOUSE: 112.6sq.m. 1,212.1sq.ft.  
GARAGE/ANNEX: 59.0sq.m. 635.2sq.ft.  
**TOTAL: 171.6sq.m. 1,847.3sq.ft.**

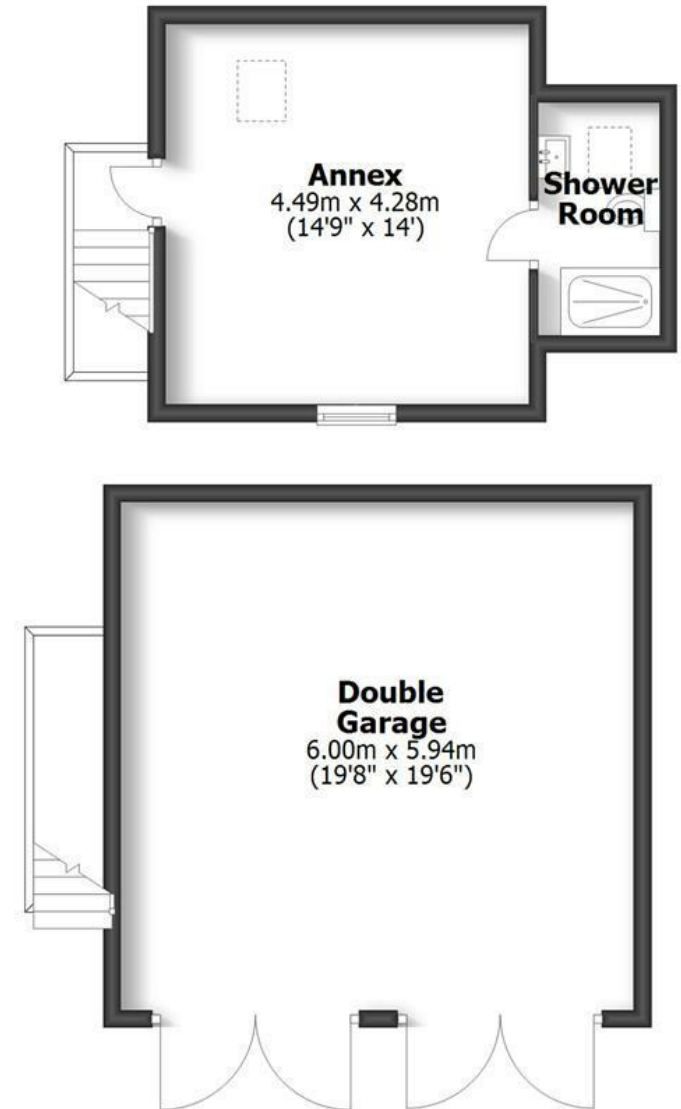
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Double Garage**  
6.00m x 5.94m  
(19'8" x 19'6")

## LOCATION

Claverley is 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 along with a selection of public houses, doctors surgery, sports facilities including tennis and cricket clubs and an abundance of countryside walks, riding or cycling. Local shopping facilities are available nearby in Rudge Heath, Pattingham and Wombourne. For more extensive amenities, to the West is the historic riverside market town of Bridgnorth, with excellent road links to the West Midlands conurbation.

## ACCOMMODATION

Entering into the cottage, there is an entrance hall with doors off to the ground floor living. The dining kitchen is presented with an extensive range of modern high gloss units having an inset sink unit and space for appliances. French doors open out to the rear gardens. A useful utility room provides good storage along with the provision for laundry appliances and a back door and window to the rear. There are two reception rooms. The lounge which features a cast iron log burner and a beamed ceiling with an adjoining sitting room with exposed beams and a door and window looking out to the rear gardens. Stairs rise off to the first floor and a door gives access to the ground floor bathroom.

The spacious first floor landing features exposed cruck beamwork and a low level window giving views across the rear garden. The principal double bedroom enjoys a dual aspect with a further two bedrooms completing this floor.

## OUTSIDE

Approached via a gravelled driveway which extends around to the rear providing ample parking and access to the detached double garage which has an annex room above with en-suite facilities and sky lights. The garage offers great potential to convert into self contained accommodation or home office, subject to the necessary planning permissions.

The extensive rear garden enjoys a most private, sunny south facing aspect being well maintained. There is a large, level lawned garden edged with mature borders and a paved patio terrace providing a great alfresco dining space which leads off the kitchen. Within the garden there is also a garden shed and log store.

## SERVICES

We are advised by our clients that mains water, drainage and electricity are connected. LPG gas central heating. Verification should be obtained from your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council.  
Tax Band: E.

## VIEWING ARRANGEMENTS

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

## FIXTURES AND FITTINGS

By separate negotiation.

## 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. Turn right onto the High Street where the entrance to Tudor Cottage can be found a short distance along on the right handside.

Offers Around £550,000

EPC: G

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**