



3 Boycott Barns, Upper Ludstone, Claverley, Wolverhampton, Shropshire, WV5 7DN

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A beautiful quality barn conversion near the village of Claverley and including a large garage with good parking and lawned garden with elevated terrace.
Bridgnorth - 6 miles, Wombourne - 5 miles, Telford - 13 miles, Wolverhampton - 8 miles, Stourbridge - 11 miles, Shrewsbury - 30 miles.
(All distances are approximate).

LOCATION

Located between the historic market town of Bridgnorth and the city of Wolverhampton, this most convenient positioned semi-rural barn benefits from easy access into the West Midlands conurbation and yet enjoys the benefits of quiet village life. Having a local pub within walking distance and a convenience store and farm shop, the near-by picturesque village of Claverley provides further amenities including a Church, Primary School, sports clubs and a doctors surgery with the villages of Pattingham and Wombourne hosting further schooling and shopping facilities.

ACCOMMODATION

Of good quality, this country property is recommended for internal viewing. On entering the barn, the front door opens into a spacious reception hall having tiled flooring throughout the ground floor. A turning staircase rises to the first floor and doors off to; The fitted kitchen with views over the rear terrace and lawned garden beyond enjoying a comprehensive range of cream fronted units with granite worktops and wall cupboards incorporating a built-in oven, extractor hood, dishwasher, fridge and plumbing for a washing machine. The lounge/dining room has a window to the front and patio doors that lead out onto the rear terrace. On the first floor there are two bedrooms both having sky lights and one with fitted wardrobes and drawers.

Outside the front of property is set behind iron railings with a pedestrian gate and double gates to a private parking area. Separate remote control gates give access to a communal gravelled courtyard which provides further allocated parking and access to the garages.

OUTSIDE

Outside the front of property is set behind iron railings with a pedestrian gate and double gates to a private parking area and access to the front door. Separate remote control gates give access to a communal gravelled courtyard which provides further allocated parking and access to the garages. 3 Boycott Barns has a large garage with double doors to the front which offers excellent storage or parking a vehicle. Please note our client has a 4x4 which easily fits in this garage space. There is a further allocated parking space on a drive to the side of the barns.

The lawned garden has a post and rail fencing with steps leading up to a raised patio terrace enjoying a southerly aspect. Beneath is a large storage area with light and power points connected, again providing excellent storage area.

SERVICES

We are advised by our client that mains water and electricity are connected. LPG gas central heating and private drainage via a communal septic tank. Verification should be obtained from your surveyor.

TENURE

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

COUNCIL TAX

Tax Band: E.
Shropshire Council.

FIXTURES AND FITTINGS

By separate negotiation.

POSSESSION

Vacant possession will be given on completion.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£325,000

EPC: C

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.



3 BOYCOTT BARNS UPPER LUDSTONE, CLAVERLEY

HOUSE: 73.0sq.m. 785.6sq.ft.
GARAGE: 20.0sq.m. 215.5sq.ft.
STORE: 16.0sq.m. 172.7sq.ft.
TOTAL: 109.0sq.m. 1,173.8sq.ft.

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



