



The Chimes, Aston Lane, Claverley, Wolverhampton, Shropshire, WV5 7BQ

BERRIMAN

EATON





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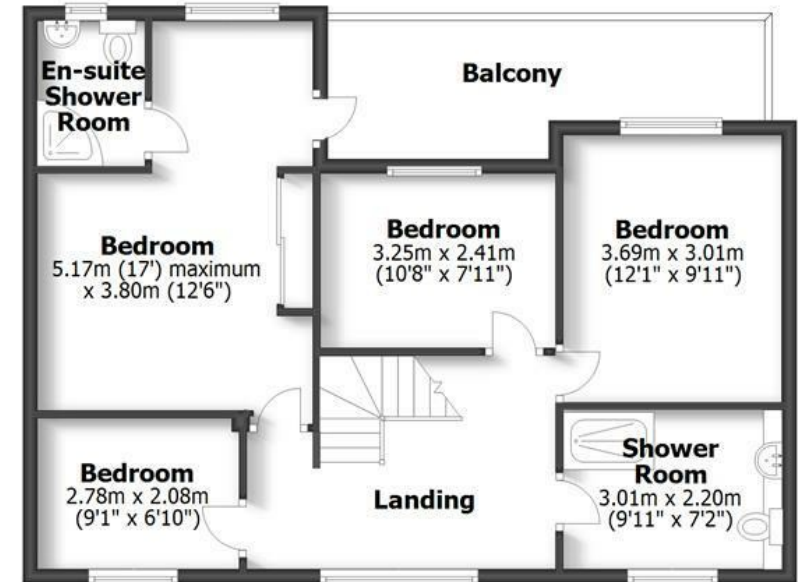
A large four bedroom detached home enjoying a generous rear garden and an adjoining garage, central to the village and its amenities. Wombourne - 6 miles, Bridgnorth - 7 miles, Wolverhampton - 10 miles, Telford - 15 miles, Shrewsbury - 26 miles, Birmingham - 26 miles.
(All distances are approximate).

THE CHIMES
ASTON LANE, CLAVERLEY

HOUSE: 161.7sq.m. 1,740.6sq.ft.
GARAGE: 24.7sq.m. 266.4sq.ft.
TOTAL: 186.4sq.m. 2,007.0sq.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

LOCATION

Claverley is a picturesque Shropshire village surrounded by unspoilt countryside close to the Shropshire/Staffordshire border. The village benefits from an active and thriving community with a highly regarded primary school, well supported church and pubs, with a doctors surgery, sports facilities including tennis courts and an abundance of countryside walks, riding and cycling routes. Local shopping facilities are available nearby with more extensive amenities, to the west in the historic, riverside market town of Bridgnorth.

OVERVIEW

Enjoying much natural light, the spacious home has been updated and is arranged over two storeys with a first floor balcony off the principal bedroom. The Chimes has an excellent frontage, set back off Aston Lane behind a block paved driveway with adjoining garage and well established landscaped gardens to the front and rear.

ACCOMMODATION

A front door with full length glazed windows opens into the large reception hall. Stairs rise to the first floor with a useful understairs storage cupboard. The 25ft living room enjoys a dual aspect with sliding patio doors opening out to the rear garden with a centrally fitted log burner. Double doors open through into the dining room with a conservatory leading off enjoying views of the garden. The modern breakfast kitchen is fitted with matching base and wall cabinets, work tops over, breakfast bar and an inset sink with drainer. Integrated appliances include a full height fridge, upright oven and grill, microwave, dishwasher and a ceramic hob with extractor hood above. Off the kitchen is a utility room with further cupboards and the provision for a washing machine and dryer, Guest WC, door to the rear and integral access into the garage.

Stairs from the hall rise to the light and spacious first floor landing with a large window looking out to the front elevation. The principal double bedroom with dressing area includes fitted wardrobes, en-suite shower room and a door opening out onto the balcony. There are three further generous bedrooms and a large shower room fitted with a white suite to include a walk in shower, WC and wash hand basin fitted within a vanity unit.

OUTSIDE

The Chimes sits behind a pretty foregarden screened by a hedge boundary. The block paved driveway provides good parking with access to the garage, having an electric roller shutter door with lights and power points connected. Gated side access leads around to a beautiful landscaped rear garden, with well stocked borders providing much detail and colour along with seating and alfresco dining areas with a shaped lawned garden.

SERVICES

We are advised by our client that mains drainage, electricity and water are connected. Oil fired central heating. Verification should be obtained by your Surveyor.

TENURE

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

COUNCIL TAX

Tax Band: F.
Shropshire Council.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

Offers Around £625,000

EPC: F

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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