



18 Danesbrook, Claverley, Wolverhampton, Shropshire, WV5 7BB

BERRIMAN
EATON

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Having a garage, parking and a private garden to the rear, this deceptively spacious home offers four bedroom, two bathroom accommodation walking distance to the village centre, pubs and primary school with an abundance of countryside walks and cycle routes from your doorstep.

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).

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 public houses, with a doctors surgery and a selection of sports facilities including tennis courts along with an abundance of countryside walks, riding or cycling. Local shopping facilities are available in the nearby villages of Pattingham and Wombourne. For more extensive amenities, to the west is the historic, riverside market town of Bridgnorth.

Immaculately presented and styled throughout, the current owners have extensively updated the living accommodation over the years with new UPVC windows, LPG central heating, fitted kitchen and contemporary bathroom suites along with a private, low maintenance patio garden to the rear.

ACCOMMODATION

On entering the property, there is an entrance hall with stairs off to the first floor and a modern fitted guest cloakroom/WC with a white suite and heated towel rail. The lounge overlooks the front elevation with an understairs cupboard for storage. The kitchen is fitted with a range of modern, matching base and wall cabinets, work tops and an inset sink unit with the provision for a dishwasher, washer/dryer and cooker (LPG). Extending off the kitchen is a conservatory, which is currently being used as a dining room with French doors opening out to the garden.

From the first floor landing, there is access to an airing cupboard, principal double bedroom with fitted wardrobes and an en-suite shower room. There are a further two bedrooms and a contemporary family bathroom comprising a bath with shower over, heated towel rail, underfloor heating and a built in vanity unit with hand basin and a concealed WC. From the landing stairs rise to the second floor which accommodates a large double bedroom, fitted eaves storage and space for a study area enjoying far reaching elevated views to the rear.

OUTSIDE

Located at the head of the cul-de-sac, an archway leads through to a private parking area and a single garage with double doors to the front. A gravelled area to side provides further space for storage along with a timber shed. Gated access leads into a pretty rear courtyard garden which enjoys a most private aspect.

SERVICES

We are advised by our client 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. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: D.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our 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
£345,000

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.



**18 DANESBROOK
CLAVERLEY**

HOUSE: 111.8sq.m. 1,203.4sq.ft.
 GARAGE: 13.5sq.m. 144.9sq.ft.
TOTAL: 125.3sq.m.1,348.3sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



