



21 The Wold, Claverley, Shropshire, WV5 7BD

BERRIMAN  
EATON





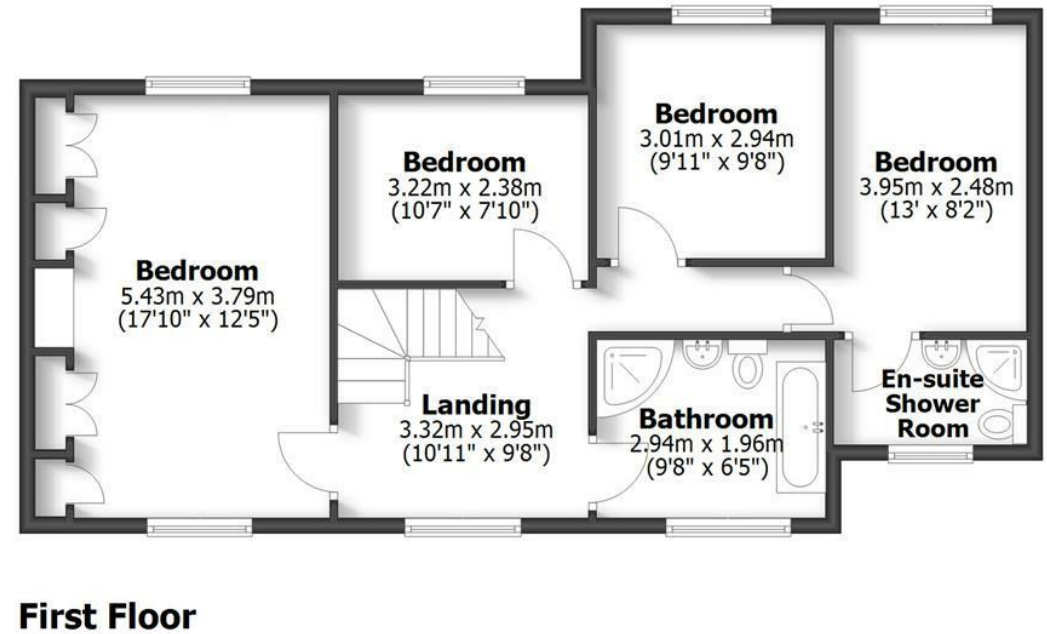
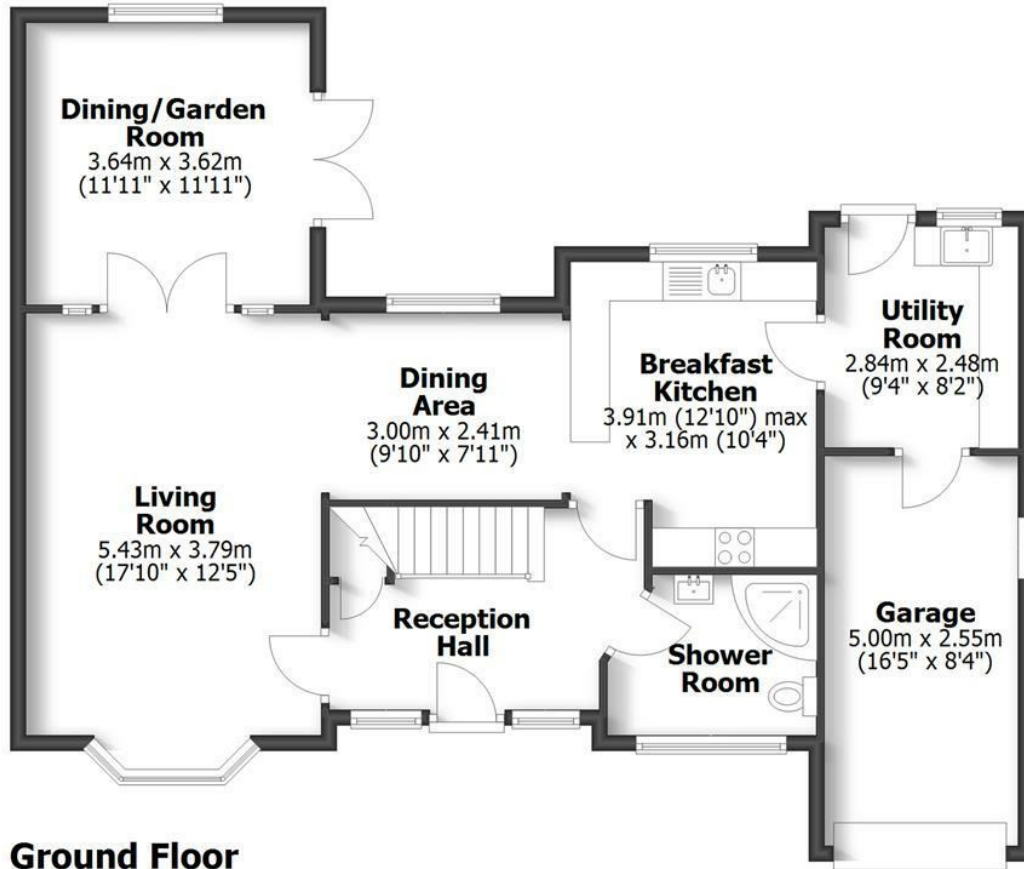
## 21 The Wold, Claverley, Shropshire, WV5 7BD

A greatly extended four double bedroom detached home with a large garden in this desirable village cul-de-sac. With three bathroom/shower rooms, garage and good parking, this property makes a wonderful spacious family home.

Bridgnorth - 7 miles, Wolverhampton - 10 miles, Stourbridge - 11 miles, Telford - 15 miles, Shrewsbury - 26 miles, Birmingham - 26 miles.  
(All distances are approximate).

**21 THE WOLD**  
CLAVERLEY, SHROPSHIRE

HOUSE: 148.8sq.m. 1,601.4sq.ft.  
GARAGE: 12.4sq.m. 133.6sq.ft.  
**TOTAL: 161.2sq.m.1,735.0sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

The Wold is just a short stroll from the village centre where local amenities include a primary school, doctors surgery, Church, local pubs, tea room, village hall and tennis club. What sets the location apart are the numerous walks and bridleways through this ancient settlement and surrounding countryside, yet remaining in easy reach of the West Midlands. Great for commuting to the West Midlands and beyond.

## ACCOMMODATION

This large home has been transformed by the present owner with extension work and modern fittings throughout. Enjoying good natural light, the rear rooms have views over the large rear garden. Viewing is highly recommended.

A canopy porch with front door opens through into the reception hall having stairs off to the first floor, understairs cloaks cupboard and a modern fitted shower room, partly tiled having a corner shower, concealed WC, heated towel rail and hand basin with vanity cupboard below. The open plan breakfast kitchen looks out to the rear garden, fitted with a range of matching base and wall cabinets, stainless steel sink unit, work tops over incorporating a breakfast bar along with a fitted oven, ceramic hob with extractor hood and a dishwasher. A separate utility room provides further storage with work tops, sink unit and the provision for appliances. Integral access into the adjoining garage and back door to the garden. Leading off the kitchen is a dining area through into the living room having a bow window to the front elevation and a cast iron log burner. Double doors open through into the dining/garden room enjoying an outlook across the rear garden.

From the hall stairs rise to a light and spacious landing area with doors off to; Principal double bedroom with fitted wardrobes and dressing table with windows looking out to both the front and rear elevations. There are three further double bedrooms to include a guest bedroom with en-suite shower room. The generous family bathroom is fully tiled and fitted with a suite to include WC, wash hand basin, heated towel rail, bath and a separate corner shower.

## OUTSIDE

Set back behind a large gravelled driveway and foregarden with a canopy porch to the front door. Access to both sides lead around to a large rear garden having a patio terrace with lawned garden extending beyond, enclosed by a fence and hedge boundary and mature trees giving a good degree of privacy.

## SERVICES

We are advised by our client that all mains water, electricity and drainage are installed. Oil fired central heating. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: F.

[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## FIXTURES AND FITTINGS

By separate negotiation.

## TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor. Vacant possession will be given upon completion.

## VIEWING ARRANGEMENTS

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

Offers Around £775,000

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.







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**BERRIMAN EATON**