



Cartref Badger, Wolverhampton, Shropshire, WV6 7JP



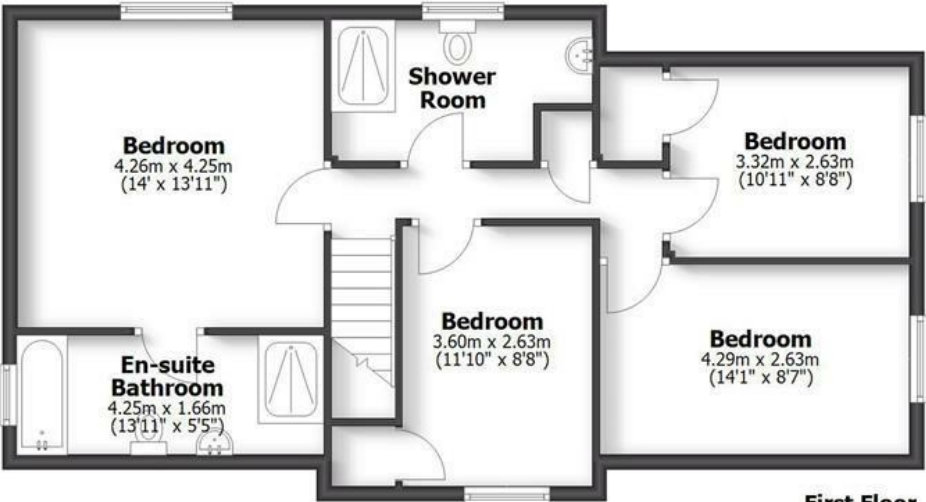


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Beautifully extended and thoughtfully modernised, this impressive four double bedroom home is nestled in a charming Shropshire village. Set within mature and private gardens approaching half an acre, the property offers a perfect blend of traditional and contemporary living.

Pattingham - 3.5 miles, Albrighton - 4.8 miles, Shifnal - 8 miles, Telford - 11 miles, Shrewsbury - 25 miles, Bridgnorth - 7 miles, Wolverhampton - 12.5 miles, Birmingham - 32 miles.
(All distances are approximate).

HOUSE: 193.4sq.m. 2,081.6sq.ft.
GARAGE/STORE: 22.4sq.m. 241.6sq.ft.
TOTAL: 215.8sq.m. 2,323.2sq.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

Cartref stands in this picturesque village of Badger which is noted for its natural beauty. Local shopping facilities are available nearby within the villages of both Albrighton and Pattingham whilst Wolverhampton, the historic market town of Bridgnorth and Telford are all within easy commuting distance.

ACCOMMODATION

Set well back from the road behind a long, gated driveway, this charming home is approached via a generous lawned foregarden, beautifully landscaped with a variety of mature shrubs and trees that provide both vibrant colour and excellent privacy. The driveway leads to a spacious parking area with direct access to a covered canopy entrance. Upon entering through the front door, you are welcomed into a spacious reception hall, having a staircase rising to the first floor, while an understairs cloaks cupboard provides useful storage. A guest WC is also conveniently located off the hallway which also houses a water softener.

Accessed directly from the reception hall is a spacious L-shaped living and dining room that spans the full width of the property. This impressive open-plan space is flooded with natural light, from the two sets of bi-folding doors that open onto the rear terrace, offering a seamless connection with the lawned garden beyond. To the front, a bow window provides an attractive outlook over the landscaped foregarden.

Opposite the main living area, there is an additional versatile reception room, currently arranged as a snug/sitting room. This flexible space could easily serve as a playroom, home office, or formal lounge, depending on your needs.

The modern kitchen is superbly appointed with an extensive range of matching cabinetry, complemented by granite worktops and an inset sink. A full suite of high-quality built-in BOSCH appliances includes a double oven, induction hob with extractor above, integrated dishwasher, and full-height fridge —offering both style and functionality.

The kitchen floor is laid with ceramic tiles and benefits from underfloor heating, which continues into the adjacent garden room. This bright and spacious extension enjoys panoramic views across the rear garden, with corner bi-folding doors that open fully to create a seamless link between indoor and outdoor living. A large roof lantern overhead floods the space with natural light, making it a fantastic area for relaxing or entertaining throughout the seasons.

An inner hallway offers a secondary access point to the front of the property and leads to a well-equipped laundry room, fitted with matching units, an inset sink unit, and space and plumbing for both a washing machine and dryer. A glazed back door provides direct access to the rear garden, while a built-in cupboard houses the central heating boiler.

From the inner hallway, a further door opens into a generous store/workshop area. Originally designed as a double garage, this space remains highly versatile and could easily be reinstated back to a garage if required, as the original electric roller shutter door is still in place. Whether used for storage, a workshop, gym, or hobby room, this area offers excellent potential to suit a variety of needs.

From the reception hall, a staircase rises to the first-floor landing, where there is access to a built-in linen cupboard and all four bedrooms.

The principal bedroom is generously proportioned and fitted with a range of built-in furniture, including wardrobes, bedside cabinets, and a dressing table. A large rear-facing window provides an elevated view over the garden. The adjoining en-suite bathroom is well-appointed with a modern suite comprising a bath, separate shower, WC, and wash basin.

There are three further double bedrooms, two of which benefit from built-in cupboards. All are well-sized and served by the contemporary family shower room, fitted with a walk-in shower, WC, and wash basin.

OUTSIDE

Cartref occupies a generous and beautifully landscaped plot of just under half an acre, positioned centrally within the village. The property enjoys a wide frontage, set well back from the road and screened by mature trees and hedging, ensuring excellent privacy. A long gated driveway leads to an ample parking area directly in front of the house, offering plenty of space for multiple vehicles.

The rear garden is a standout feature, creatively designed and landscaped to provide a variety of distinct areas for relaxation and entertaining. A spacious patio terrace extends from the rear of the home, ideal for alfresco dining, while sweeping lawns are bordered by richly stocked flowerbeds that add texture, colour, and seasonal interest. A covered seating area provides a sheltered retreat, perfect for enjoying the garden throughout the year. Enclosed by established hedging and mature trees, the garden offers a high degree of privacy and a peaceful setting rarely found in such a central village location.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired 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. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.

Tax Band: G.

www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth take the A454 for Wolverhampton. At Wyken (by the filling station and just before the public house) turn left signposted Worfield and then fork off to the right. Follow this road until you reach the junction. Continue straight over passing Chesterton Golf Club on your right. Continue on this lane taking the second left signposted Badger. On entering the village after passing under the old railway bridge the property can be found along on the right handside.

Offers Around £850,000

EPC: D

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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