



Whitegates, Rudge Heath Road, Claverley, Wolverhampton, WV5 7DJ

# Whitegates, Rudge Heath Road, Claverley, Wolverhampton, WV5 7DJ

A conveniently situated four bedroom detached bungalow standing in private grounds extending to over half an acre offering potential to extend and improve (STPP).

Bridgnorth - 6.2 miles, Wolverhampton - 9.0 miles, Stourbridge - 12.0 miles, Telford - 12.9 miles, Shrewsbury - 27.3 miles, Birmingham - 20.8 miles.  
(All distances are approximate).

## LOCATION

Whitegates offers spacious and versatile living, boasting four bedroom accommodation centrally positioned within its grounds, only a short distance from Bridgnorth and with convenient access to major transport links. The property has been extended and recently been re-fitted with top quality double glazing (May 2015) by the current owners and offers potential scope to provide a granny flat/separate accommodation if required with dedicated access and additionally a detached double garage.

## ACCOMMODATION

Entering through the front door to the reception hall which opens through into an open plan dining hall, with a door to the rear patio area enjoying views over the lawned gardens. Two doors to the left open into the living room, complete with a brick built fireplace, tiled hearth and mantle. The kitchen comprises a wide range of wall and base mounted oak units, with tiled work-surface over. Built in appliances include a fridge, double electric oven and AEG four burner hob. Dual aspect to front and rear with a door giving access to the front of the property. Off the kitchen is a utility area with provision for a fridge, freezer, washing machine and dishwasher. There is also an airing cupboard and a further storage cupboard. An external door gives access to the rear garden. From the utility room a door gives access to a guest WC and the potential granny flat that is currently being used as a study. This could offer a variety of options to be used as either another reception room or a granny flat/separate accommodation. Having separate access to the front and patio doors opening out onto the rear garden.

Access from the dining hall leads to the four bedrooms, family bathroom and shower room. The master bedroom offers a range of fitted wardrobes and dressing table with a triple aspect overlooking the surrounding gardens, The family bathroom comprises fully tiled walls, shower over bath, pedestal wash hand basin, and W/C. The shower room is fitted with a suite to include a shower cubicle, W/C, wash hand basin, part tiled walls and storage cupboard.

## OUTSIDE

Privately positioned, the property is approached via a gated tarmac driveway with parking for multiple vehicles, detached double garage and beautiful lawned gardens that surround the property. The gardens are mainly laid to lawn, featuring an ornamental wishing well, lily ponds, well stocked planted borders, vegetable patch and two patios that include a seating area to the side.

## SERVICES:

Oil fired central heating and private drainage. Mains electricity and water are connected. 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: G.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

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

## DIRECTIONS:

Take the A454 Bridgnorth Road out of Bridgnorth towards Wolverhampton, proceed through Hilton and take the next right into Rudge Heath Road before the island. White Gates is located a short distance along on the right hand side.

**13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS  
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street  
Bridgnorth  
Shropshire  
WV16 4QN  
01746 766499**

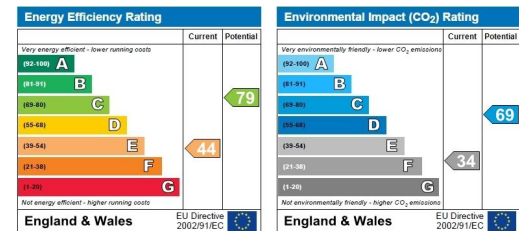
bridgnorth@berrimaneaton.co.uk

**High Street  
Wombourne  
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WV5 9DP  
01902 326366**

wombourne@berrimaneaton.co.uk

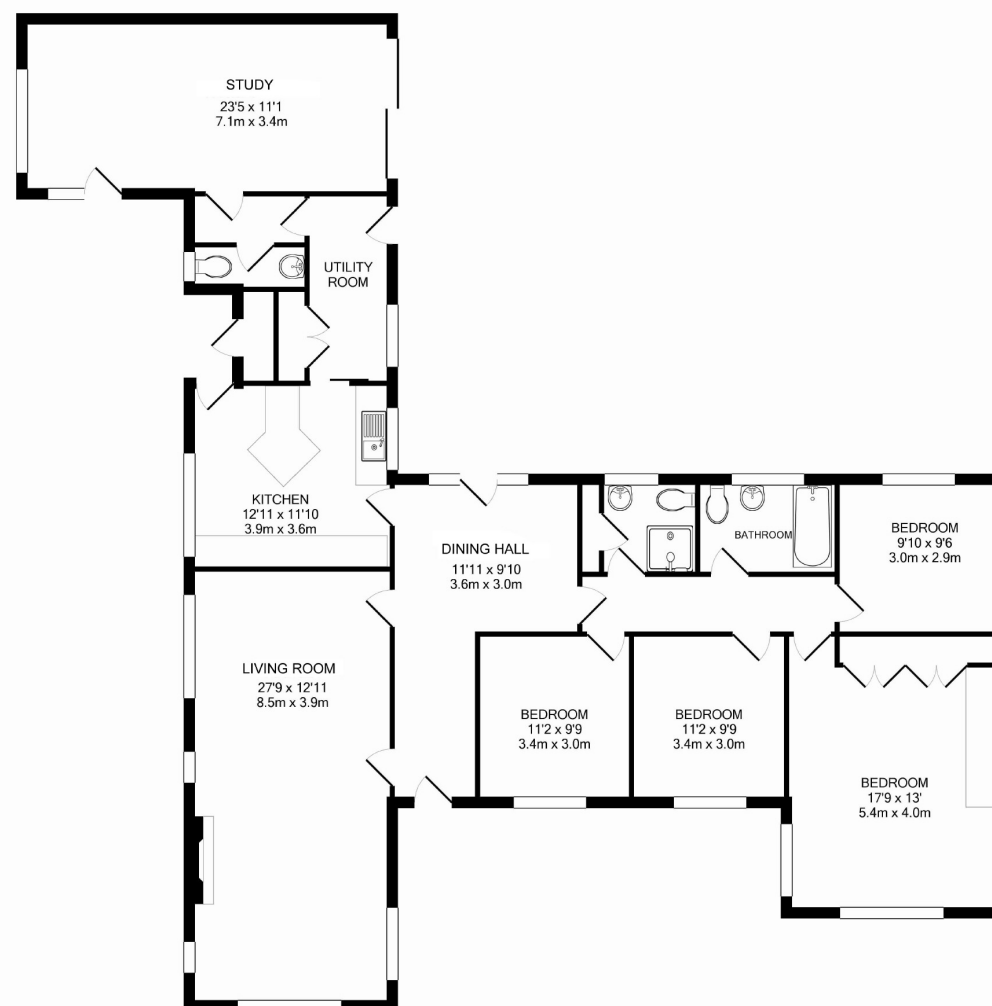
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£475,000



**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.





WHITEGATES, RUDGE HEATH ROAD  
 TOTAL APPROX. FLOOR AREA 1801 SQ.FT. (167.3 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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