



6 Danesbrook, Claverley, Wolverhampton, WV5 7BB

BERRIMAN
EATON

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A deceptively large three bedroom modern home, with a garage and driveway for two small cars in this quiet cul-de-sac location within walking distance of the High Street. Claverley is a highly sought after and picturesque Shropshire Village near Bridgnorth with a good Primary School, very convenient for commuting to the West Midlands.

Bridgnorth - 7 miles, Wombourne - 6 miles, Telford - 14 miles, Wolverhampton - 9 miles, Stourbridge - 11 miles
Birmingham -26 miles. (All distances are approximate).

LOCATION

Claverley is a picturesque Shropshire village that lies between the City of Wolverhampton and the historic market town of Bridgnorth just off the A454. It is a beautiful village that offers a small selection of local amenities to include a selection of public houses, cafe, nearby farm shop, local primary school, nursery, Church, sports facilities and an abundance of countryside walks and activities such as riding, cycling and near by golf clubs.

ACCOMMODATION

Entering through the porch the entrance hallway leads to a convenient guest cloakroom with WC, hand basin and heated towel rail; the hall also leads through to the living room and dining kitchen. The living room is bright and benefits from a pleasant aspect to the front. The dining kitchen has a range of fitted cupboards and includes an oven, hob, extractor hood, sink unit and provisions for a washing machine and dishwasher. Patio doors lead into the generously sized conservatory, with doors out to the garden and internal access into the garage.

Stairs rise to the landing and give access to three good sized double bedrooms, with the principal bedroom benefitting from an en-suite shower room. The family bathroom includes a shower over the bath.

OUTSIDE

The driveway gives access to the single garage with an up and over door and internal access to the conservatory. To the rear of the property there is a low maintenance garden, with patio and mature planting. Beyond is a pleasant view onto farmland.

SERVICES

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

TENURE

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

COUNCIL TAX

Shropshire Council.
Tax Band: D

VIEWING ARRANGEMENTS

Viewings strictly by appointment only. Please contact our BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth on the A454 Bridgnorth Road. After approximately 4 miles you will enter the village of Worfield, take a right turn just after the petrol station. Follow this road into Claverley proceeding through the High Street. Take the second turning left into Danford Lane. The lane then continues into Danesbrook where number 6 is positioned on the right hand side.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£285,000

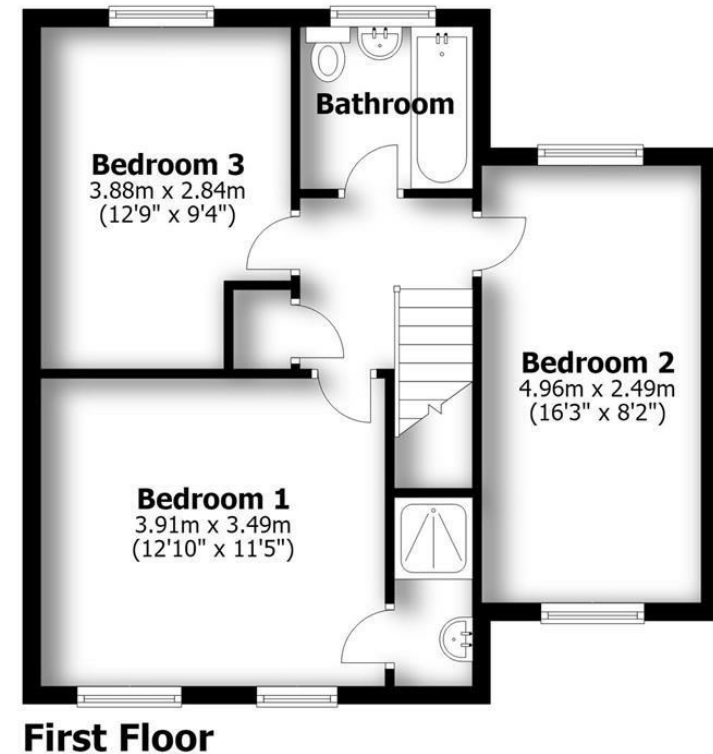
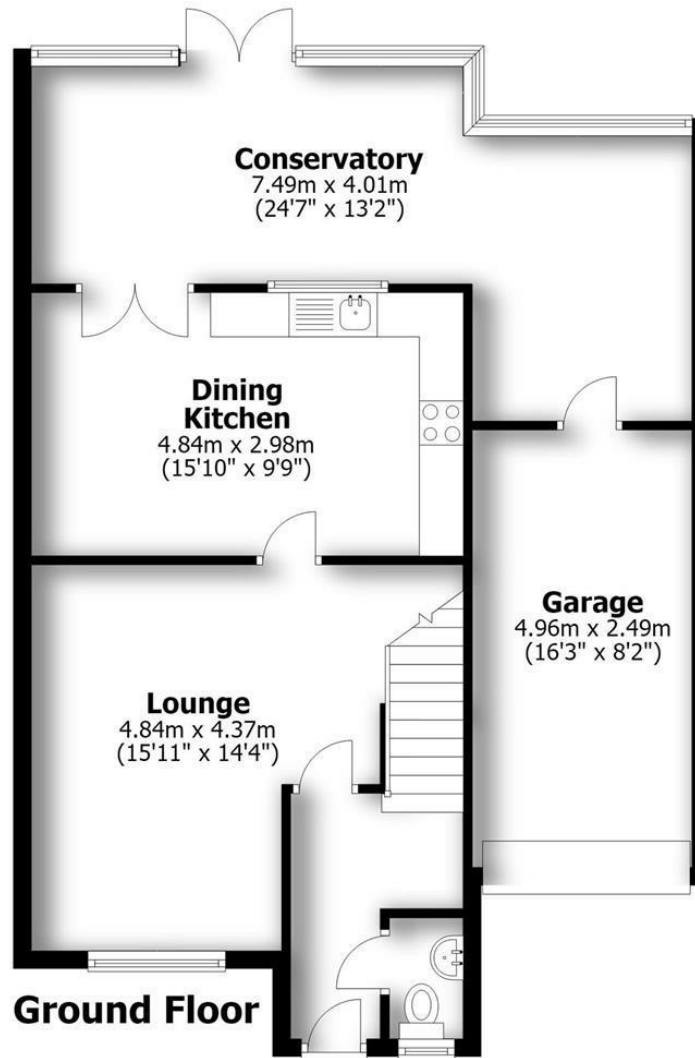
EPC: D

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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.



6 Danesbrook
Claverley



HOUSE: 108.9sq.m. 1172sq.ft.
 GARAGE: 12.4sq.m. 133sq.ft.
TOTAL: 121.3sq.m. 1305sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

