



Bartlams.

Fishermans Path, Badger - WV6 7JP

Offers in Region of £700,000



Fishermans Path

Badger, Wolverhampton

Nestled in the heart of the idyllic village of Badger, this stunning and characterful three-storey cottage presents a rare opportunity to acquire a unique home in one of Shropshire's most picturesque locations. Perfectly positioned to overlook the tranquil Town Pool at the front and a peaceful pond to the rear, the property is surrounded by glorious countryside, offering a captivating blend of rural charm and natural beauty.

Beautifully presented throughout, the cottage effortlessly combines period features with the comforts of modern living. Step through the inviting entrance porch and into a welcoming lounge, centred around a cosy log burner - ideal for relaxing evenings. A separate snug provides an additional intimate space, while the ground floor also benefits from a convenient WC.

The well-appointed kitchen is equipped with a traditional gas Aga, modern appliances including a fridge freezer, washer/dryer, oven, hob, and dishwasher, providing everything needed for contemporary family life. Downstairs, the spacious lower ground floor dining room offers a wonderful setting for entertaining guests or enjoying family meals.



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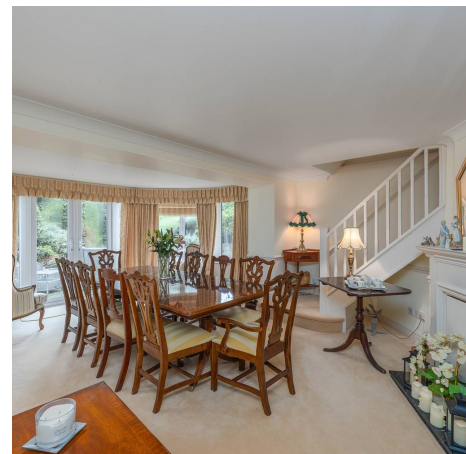
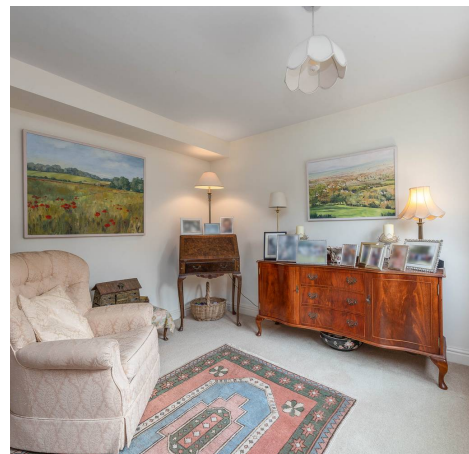
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Upstairs, the first floor landing leads to a main bedroom complete with an en-suite bathroom and built-in wardrobe, ensuring a peaceful and private retreat. The second bedroom also features built-in wardrobes and ample storage, while the third bedroom is generously sized - ideal for family or guests. A stylish family bathroom serves the upper floors.

Externally, the property boasts a sweeping in-and-out driveway, providing convenient off-street parking, a rare find in such a desirable village setting. The cottage benefits from LPG heating and mains drainage services.

Fishermans Path enjoys an enviable position within this sought-after village, ideally situated between Pattingham, Beckbury, and Stableford. The location offers superb connectivity, with both Wolverhampton and Telford within easy reach and the M54 (Junction 3) just a short drive away. Families are well catered for, with reputable primary schools in Worfield and Ackleton, as well as Birchfield Preparatory School in nearby Albrighton.



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Nearby, the villages of Pattingham, Albrighton, and Perton offer a wealth of amenities, including shops, dining options, and everyday necessities. Whether you seek countryside walks, local history, or convenient access to major towns, Badger offers a truly enviable lifestyle.

Blending historic charm, beautiful surroundings, and exceptional accessibility, this delightful cottage encapsulates refined countryside living. Viewing is highly recommended to fully appreciate all that this remarkable home and location have to offer - book your appointment today.

- NO ONWARD CHAIN
- UNIQUE AND CHARACTERFUL THREE STOREY COTTAGE
- WELL EQUIPPED KITCHEN WITH TRADITIONAL GAS AGA
- WELCOMING LOUNGE WITH LOG BURNER
- MAIN BEDROOM WITH EN-SUITE BATHROOM
- ATTRACTIVE COMBINATION OF PERIOD CHARACTER AND MODERN COMFORTS



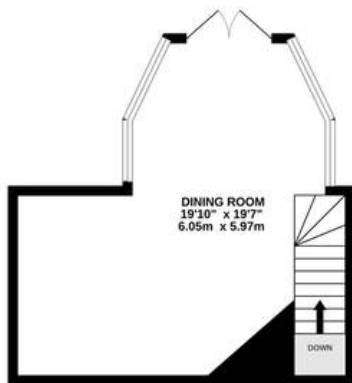
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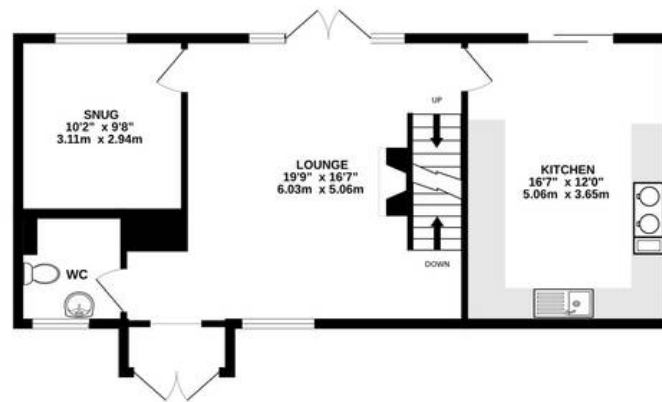




BASEMENT
320 sq.ft. (29.7 sq.m.) approx.



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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