



21 Danford Heath, Claverley, Wolverhampton, Shropshire, WV5 7BJ

BERRIMAN
EATON

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A fantastic opportunity to acquire this three double bedroom home, requiring modernisation, situated within a generous plot having large gardens offering excellent potential, in this picturesque village location. NO ONWARD CHAIN.

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

LOCATION

Claverley is a picturesque village surrounded by rolling Shropshire countryside, ideally situated between the Wolverhampton and the historic market town of Bridgnorth, just off the A454. The village enjoys a thriving community atmosphere and offers an excellent range of local amenities, including a primary school and nursery, doctors surgery, Church, traditional pubs, cafe, village hall, and an array of sports clubs.

The surrounding countryside provides direct access to an extensive network of scenic walks and bridleways, making the area particularly appealing to outdoor enthusiasts. Despite its rural setting, Claverley benefits from excellent transport links, offering convenient access to the West Midlands and beyond, making it well suited for both commuting and country living.

ACCOMMODATION

The property is approached via an enclosed entrance porch, with a further front door opening into the entrance hall. From here, stairs rise to the first floor accommodation, while doors lead to the principal ground floor reception rooms. To the front of the property is a comfortable sitting room featuring an open fireplace and a window overlooking the front elevation. A separate living/dining room enjoys views over the rear garden and is currently fitted with a gas fire and an electric wall heater. A door leads through to the adjoining breakfast kitchen, which is fitted with base and wall mounted cupboards, a sink unit, and provides space for appliances.

Beyond the kitchen is a rear lobby giving access to a utility room, former coal store, gardener's WC, and workshop. A door from the lobby opens directly onto the rear garden.

Stairs rise from the entrance hall to the first floor landing, which provides access to the loft space. There are three generously proportioned double bedrooms, two of which enjoy attractive views over the rear garden and surrounding countryside beyond. The accommodation is completed by a wet room and a separate WC.

OUTSIDE

Externally, the property is set back from the road behind a generous driveway and a lawned front garden enclosed by mature hedging and fencing. Gated side access leads to a substantial rear garden, which is predominantly laid to lawn with established hedge and fence boundaries, together with a selection of timber sheds.

NB

Property is sold as seen.

SERVICES

We are advised by our clients the property has mains water, electricity and drainage. Verification should be obtained by your surveyor.

COUNCIL TAX

Shropshire Council.

Tax Band: C.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

Leave Bridgnorth on the A454 heading in the direction of Wolverhampton. After approximately 4 miles, take a right hand turn immediately after the petrol station at Wyken. Continue to follow this lane which will take you into the centre of Claverley. At the T-junction turn right and continue into the heart of the village, passing the church on the right-hand side. Continue along this road, passing Claverley primary school. Take the 3rd turning on the left into Danford Heath where the property can be found along on the right-hand side.

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Lettings Office

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Bridgnorth Office

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Wombourne Office

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Offers Around
£270,000

EPC: F

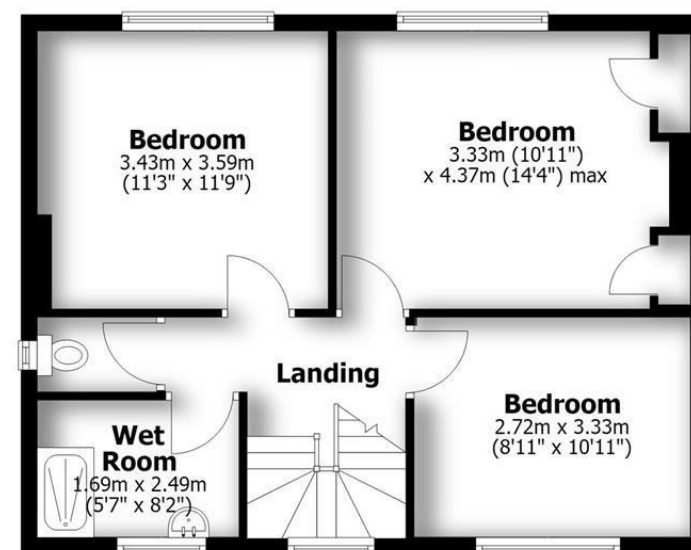
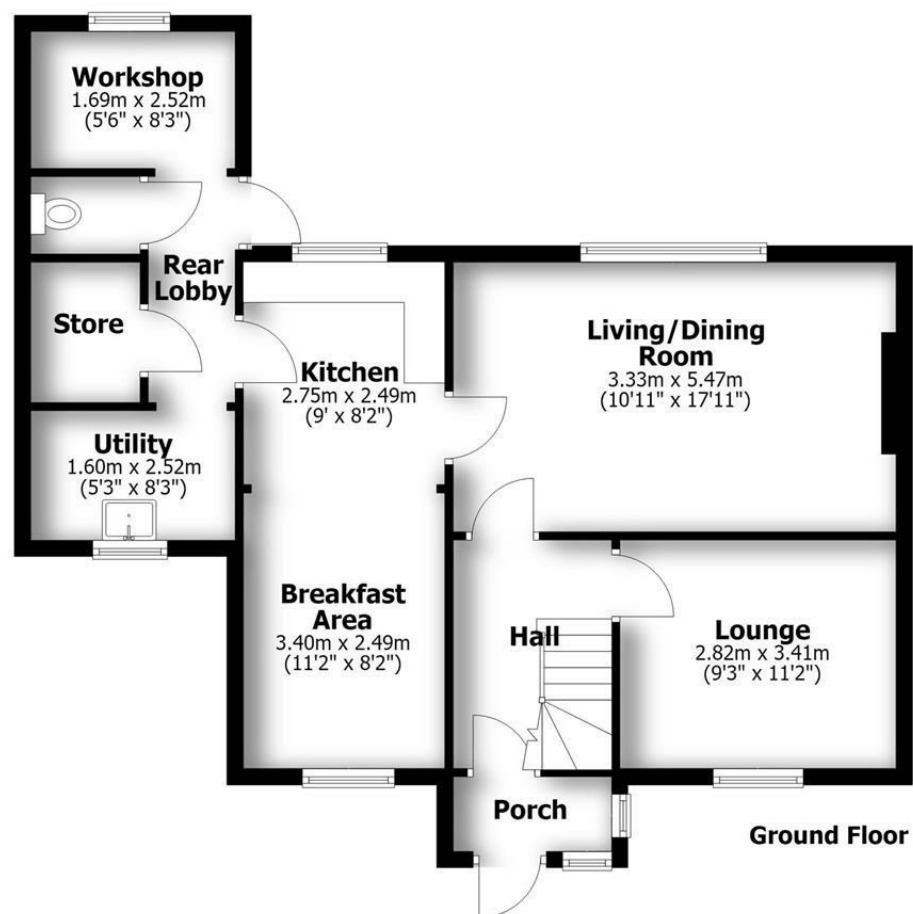
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



21 DANFORD HEATH CLAVERLEY

TOTAL: 118.9sq.m, 1,279.4sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor

