



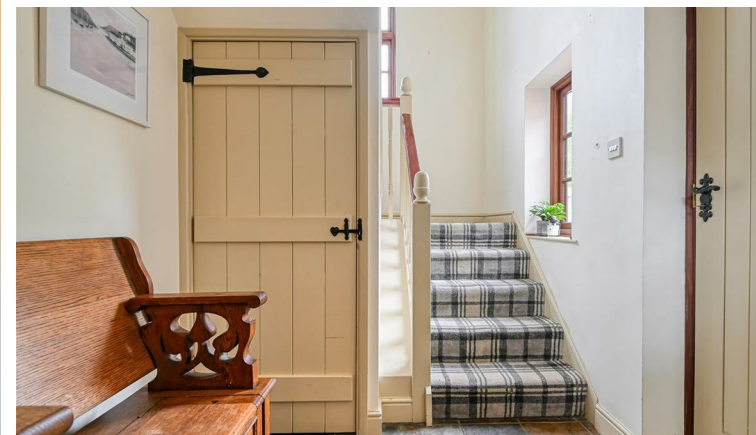
The Hideaway, 13 High Street, Claverley, Wolverhampton, Shropshire, WV5 7DR

BERRIMAN  
EATON









## The Hideaway, 13 High Street, Claverley, Wolverhampton, Shropshire, WV5 7DR

A beautifully presented period home, centrally located on the High Street in this picturesque Shropshire village. The property offers excellent four double bedroom accommodation with a landscaped enclosed garden and private parking to the rear.

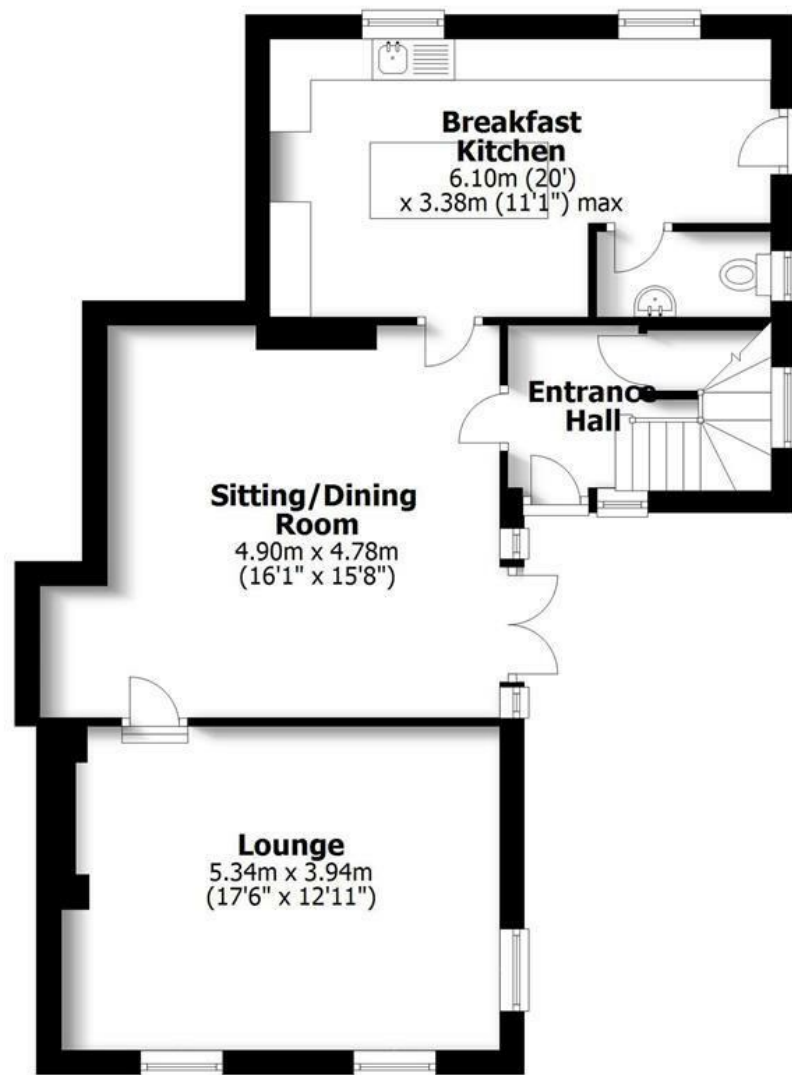
Bridgnorth 6.5 miles , Wombourne - 6.2 miles, Stourbridge - 10.8 miles, Wolverhampton - 10.5 miles, Telford - 14.5 miles, Kidderminster - 15.3 miles, Birmingham - 25.6 miles. (All distances are approximate).



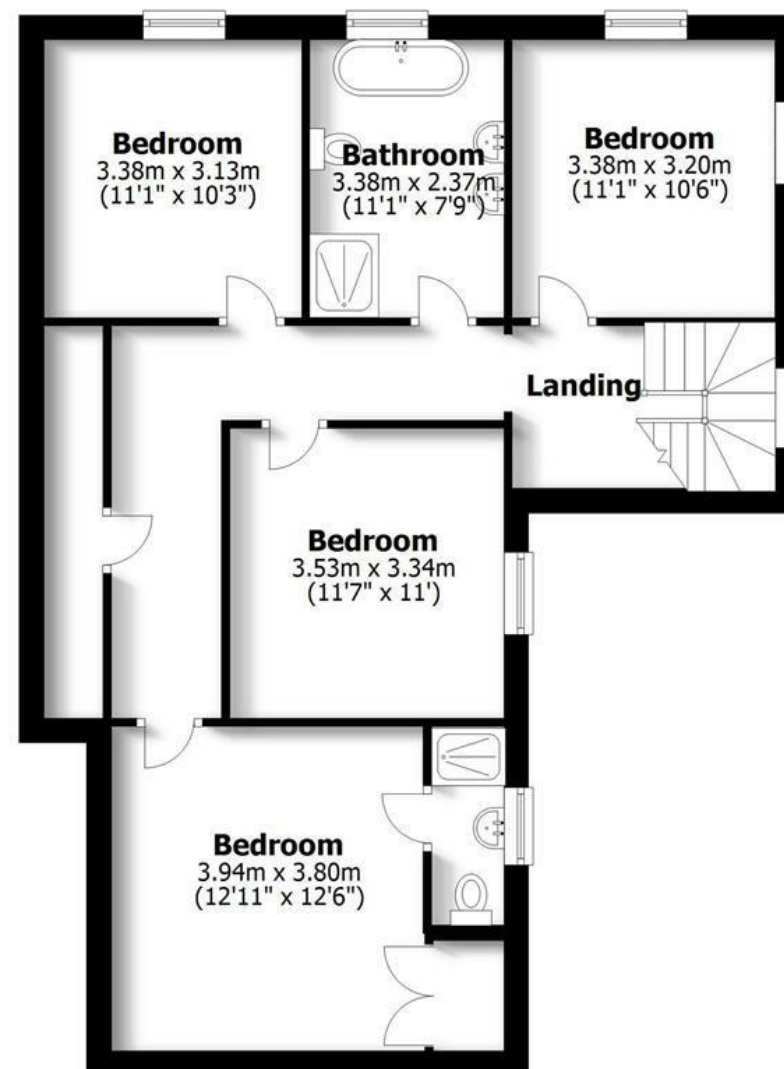
**THE HIDEAWAY**  
13 HIGH STREET, CLAVERLEY

**TOTAL: 157.1sq.m. 1,691.1sq.ft.**

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



**Ground Floor**



**First Floor**



## LOCATION

Claverley is a most sought after Shropshire village which is surrounded by beautiful, unspoilt countryside close to the Shropshire/Staffordshire border. The village benefits from an active and thriving community with a highly regarded primary school, well supported church and a selection of public houses within walking distance. There is also a doctors surgery, a range of sports facilities including tennis courts, a tearoom and an abundance of countryside walks, riding and cycling routes. Local shopping facilities are available in the nearby villages of Wombourne. For more extensive amenities, to the west is the historic, riverside market town of Bridgnorth.

## OVERVIEW

This renovated cottage is discreetly positioned with a double parking space to the rear off the High Street. Enjoying a most private garden with a southerly aspect, this home offers spacious accommodation with a new breakfast kitchen and bathrooms that complement the period exposed beam work. As a busy family home, good storage has been created with a store and covered seating area built in the garden, whilst a short stroll is wonderfully convenient for the local nursery and primary school.

## ACCOMMODATION

Accessed through a gate, off the main High Street the front door opens into the entrance hall with a turning staircase off to the first floor and an under stairs cloaks cupboard. The sitting/dining room features parquet flooring with a beamed ceiling and a fireplace housing a cast iron log burner. Double doors open out to the garden. From the sitting/dining room, steps lead down into the lounge enjoying a dual aspect with exposed beams and parquet flooring along with a large exposed brick fireplace housing a cast iron log burner. The kitchen has been re-fitted with a range of modern contrasting units to include base cupboards and drawers with Corian work tops over, inset sink unit, matching wall cabinets and a centre island incorporating a breakfast bar. Integrated appliances include a fridge, freezer, dishwasher, washing machine and tumble dryer. A cupboard houses the central heating boiler. Off the kitchen is a re-fitted guest cloakroom/WC and a stable door opening out to the garden.

From the hall a turning staircase rises to the first floor landing having a large window to the rear looking over the garden and access to an airing cupboard. The principal bedroom suite enjoys views to the side with a double built in wardrobe and an en-suite shower room comprising a WC, pedestal wash hand basin and a shower. There are three further double bedrooms and a spacious family bathroom comprising a white suite to include a WC, dual wash hand basins set within a vanity unit, free standing bath with shower attachment and a walk in shower.

## OUTSIDE

With gated access off the High Street, a path leads to the front entrance. Steps rise up to the elevated garden which has a shaped lawn with planted borders and paved patio terrace which enjoys a pleasant outlook to the village church and Shropshire views beyond. Within the garden there is also a covered seating area with an adjoining shed providing good storage. Separate gated access from the garden gives access to the private parking area, providing off road parking for two vehicles which is accessed off Aston Lane.

## SERVICES

We are advised by our clients that mains water, drainage and electricity are connected. LPG gas central heating. Verification should be obtained from your surveyor.

## TENURE:

We are advised by our client that the property is FREEHOLD. There is a flying Freehold above the adjoining cottage (bedroom 3). Verification should be obtained by your Solicitors.

## COUNCIL TAX:

Shropshire Council.

Tax Band: E.

## VIEWING ARRANGEMENTS:

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

## DIRECTIONS:

Leaving Bridgnorth towards Wolverhampton on the A454. At the Rudge Heath island take the third exit onto the B4176. After a short distance turn right sign posted Claverley, follow the lane along continuing through the sandstone cutting and over the bridge towards the centre of the village. Turn right onto the High Street where The Hideaway is positioned just on the left hand side. The driveway and parking is accessed off Aston Lane.

What3words: ///prefect.investors.pipes

Offers Around £575,000

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.













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**BERRIMAN EATON**