



Rudge Heath Road, Wolverhampton, WV5 7DJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Nook Cottage occupies a delightful position on the edge of Claverley, tucked away in a private setting and enjoying lovely views over the surrounding Shropshire countryside. The property combines charm and character throughout, offering comfortable accommodation in an idyllic rural location within easy reach of both Bridgnorth and Wolverhampton.

Accommodation comprises an entrance hall with access to the guest WC and leading through to the kitchen, which is fitted with a range of matching base and wall units, a Belfast sink, and space for appliances.

The living room is full of character, featuring timber ceiling beams and an attractive brick feature fireplace. The room has been extended to create a dining area, offering a bright and spacious setting with views towards the garden.

Stairs rise from the living room to the first floor, which opens into a generous landing/bedroom area providing access to the loft hatch and fitted ladders leading to a useful loft room, where the boiler is housed. A further bedroom benefits from fitted wardrobes, while the bathroom is appointed with a shower cubicle, wash hand basin set within a vanity unit, and low-level WC. The layout provides flexibility and could be reconfigured to suit individual needs.

Externally, as you approach the property along the lane, there is parking available for two cars and a detached single garage featuring upstairs storage, accessed via an external hatch. A private gate and pathway lead to the front entrance, also providing side access to the gardens.

The rear garden is a particular feature of Nook Cottage — a mature, generous space, mainly laid to lawn with paved patio areas. There is also a large timber-built shed and storage areas.

Nook Cottage offers a wonderful opportunity to acquire a characterful country home in a peaceful yet accessible location, perfect for those seeking a slice of Shropshire countryside living in a convenient location.





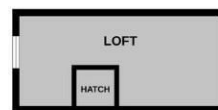
GROUND FLOOR



1ST FLOOR



LOFT



NOT TO SCALE. FOR ILLUSTRATION ONLY.
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Key Features

- Accessible location between Bridgnorth and Wolverhampton.
- Private parking for two cars plus detached single garage and gated access.
- Characterful living room with beams, brick fireplace, and bright dining area.
- Bedroom with wardrobes and modern bathroom
- Peaceful countryside setting on the edge of Claverley with scenic Shropshire views.
- Entrance hall with guest WC leading to a fitted kitchen with Belfast sink.
- Flexible first floor with landing/bedroom area and loft room
- Generous mature garden with lawns, patios, sheds, and countryside outlook.

Auction Guide
£185,000

EPC Rating - F

Tenure - Freehold

Council Tax Band - D

Local Authority -
Shropshire

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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