



**Bulls Bank Barn, Ashford Bank, Claverley, Wolverhampton, Shropshire, WV5 7DY**





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A character detached barn conversion with garage on the edge of the village having a private gated driveway, immaculately presented throughout with all modern appointments.

Bridgnorth - 7 miles, Much Wenlock - 14.3 miles, Ludlow - 25 miles, Wombourne - 6 miles, Telford - 14 miles, Wolverhampton - 9 miles, Stourbridge - 11 miles,  
Birmingham - 26 miles.

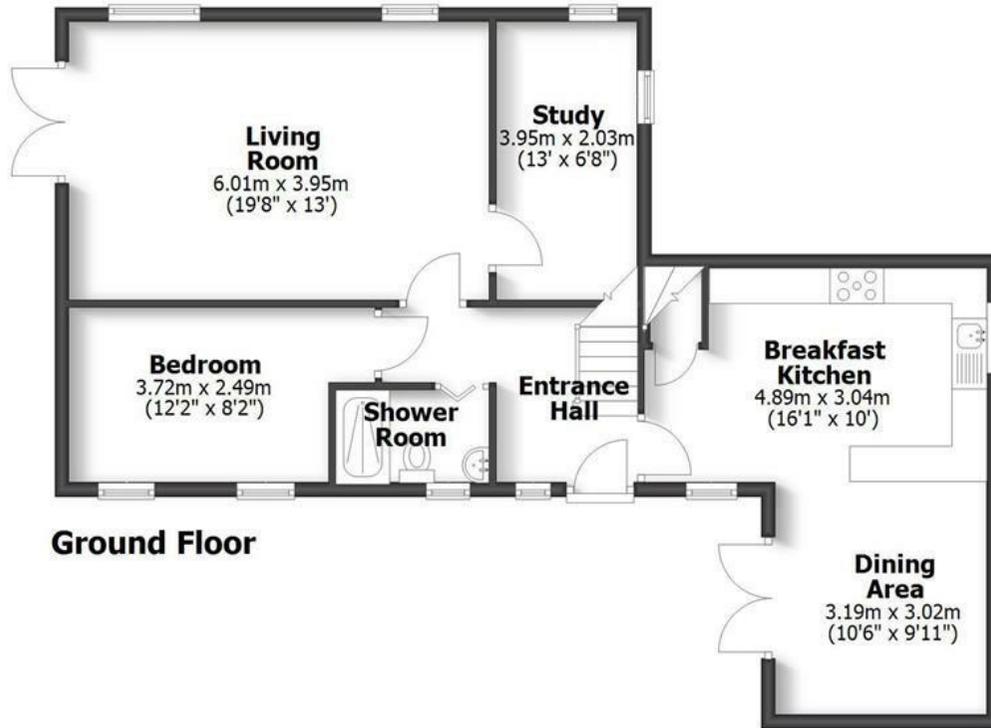
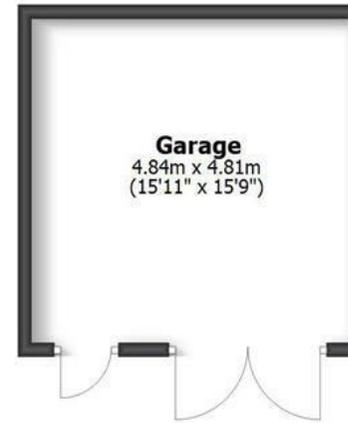
(All distances are approximate).

# BULLS BANK BARN

ASHFORD BANK, CLAVERLEY

HOUSE: 138.6sq.m. 1,491.7sq.ft.  
GARAGE: 23.3sq.m. 250.8sq.ft.  
**TOTAL: 161.9sq.m. 1,742.50sq.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

## LOCATION

Claverley is a picturesque Shropshire village which stands within beautiful, unspoilt countryside close to the Shropshire/Staffordshire border. The village benefits from an active and thriving community with a highly regarded primary school and nursery, well supported church and public houses, with a doctors surgery and a selection of sports facilities including tennis courts and cricket club along with an abundance of countryside walks, riding or cycling. Local shopping facilities are available in the nearby villages of Pattingham and Wombourne. For more extensive amenities, to the west is the historic, riverside market town of Bridgnorth.

## ACCOMMODATION

The front door opens into the main entrance hall having an oak staircase rising to the first floor, exposed stonework and underfloor heating which extends throughout the ground floor. A large L-shaped dining kitchen is fitted with a range of matching base and wall cabinets, pantry cupboard and granite work tops incorporating a breakfast bar. Integrated appliances include an oven, gas hob with extractor hood, fridge, freezer, dishwasher and washing machine. Extending off the kitchen is the dining area with vaulted ceiling and French doors opening out to the garden. The living room features exposed stonework and beams along with windows and French patio doors out to the garden. Leading off the living room is a separate study having windows to the front and side elevations. There is a ground floor double bedroom and shower room fitted with a modern suite to include a WC, wash hand basin with fitted drawer and a walk in shower.

A split staircase rises to the first floor galleried landing with exposed feature stonework and oak balustrade. There with access to a double guest bedroom and the principal double bedroom suite with its vaulted ceiling and exposed beams, sky lights and eaves storage. Leading off the bedroom there is a large wardrobe, airing cupboard and access into the en-suite bathroom comprising a WC, wash hand basin with vanity unit and a bath with shower over.

## OUTSIDE

Electric double gates open into a private gravelled driveway with ample parking and turning space along with a detached timber garage which is partly insulated, with loft space, lights and power points connected. There is a lawned garden with a stone patio terrace extending down the side enjoying a most private aspect.

## SERVICES

We are advised by our client that mains water and electricity are connected. LPG gas central heating and private drainage via a septic tank. Verification should be obtained by your surveyor.

## TENURE

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

## COUNCIL TAX

Shropshire Council. Tax Band D.

<https://www.gov.uk/council-tax-bands>

## POSSESSION

Vacant possession will be given on completion.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please call our BRIDGNORTH OFFICE.

Offers Around £560,000

EPC: D

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.







**Tettenhall Office**  
01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Worcestershire Office**  
01562 546969  
[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**