



50 The Wold, Claverley, Wolverhampton, Shropshire, WV5 7BD

BERRIMAN
EATON

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In this imposing plot, the bungalow is spaciouly proportioned with a lovely southerly facing rear garden. The property has a double garage with excellent parking on the wide driveway. NO UPWARD CHAIN AND VIEWING HIGHLY RECOMMENDED.
Bridgnorth - 7 miles, Wolverhampton - 10 miles, Telford - 15 miles, Shrewsbury - 26 miles, Birmingham - 26 miles. (All distances are approximate).

LOCATION

The Wold is just a short stroll from the village centre where local amenities include a primary school, doctors surgery, Church, local pubs, tea room, village hall and tennis club. What sets the location apart are the numerous walks and bridleways through this ancient settlement and surrounding countryside, yet remaining in easy reach of the West Midlands. Great for commuting to the West Midlands and beyond.

On entering the bungalow, there is a RECEPTION HALL with cloaks storage and doors leading off to; a through DINING ROOM with a window to the front elevation. The KITCHEN offers a range of matching units to include base cupboards and drawers with work tops over, wall cabinets, sink unit and built in appliances to include a fridge, oven and electric hob. The LIVING ROOM enjoys a dual aspect with a large inglenook fireplace housing a feature gas fire. Sliding doors open into a delightful GARDEN ROOM overlooking the gardens.

Accessed from the hall there are TWO DOUBLE BEDROOMS both of which have a range of fitted bedroom furniture along with a spacious SHOWER ROOM comprising a white suite to include WC, wash hand basin with vanity drawers and a walk in shower with glass screen.

OUTSIDE

A tarmac driveway to the front provides good off road parking with access to the GARAGE and gated side access to the rear. The rear gardens are well maintained and enjoy a southerly aspect with lawned gardens and a selection of patio seating areas along with mature planted borders. There are 2 timber sheds, one with power connected. The garage has an electric remote control door to the front, with lights, water and power connected. There is a workshop area and gardeners WC.

SERVICES:

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

COUNCIL TAX:

Shropshire Council.
Tax Band: F.

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 on the left. Take the next left into The Wold and then first right, where number 50 can be found along on the right hand side.

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Offers Around
£465,000

EPC: E

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.



50 THE WOLD
CLAVERLEY, SHROPSHIRE

BUNGALOW: 93.0sq.m. 1001.4sq.ft.
 GARAGE: 31.1sq.m. 334.5sq.ft.
TOTAL: 124.1sq.m. 1,335.9sq.ft.

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



