

Iris Cottage, 5 Bull Ring, Claverley, Wolverhampton, Shropshire, WV5 7DT

BERRIMAN EATON

# Iris Cottage, 5 Bull Ring, Claverley, Wolverhampton, Shropshire, WV5 7DT

A beautifully presented Grade II Listed cottage, central to the village offering three bedroom accommodation together with private gated parking and a landscaped garden to the rear.
Bridgnorth- 7 miles, Telford - 13 miles, Kidderminster - 14 miles Wolverhampton - 10 miles, Shrewsbury - 28 miles, Birmingham - 20 miles.
(All distances are approximate).

## LOCATION

Iris Cottage is positioned within the heart of the village with local amenities to include a Primary School & nursery, Doctors Surgery, Church, Local Pubs, Village Hall and Tennis Club, all within walking distance along with access to 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.

## ACCOMMODATION

Iris Cottage is an immaculately presented character home, finished to an exceptional standard throughout. Thoughtfully retaining its period charm, the property enjoys a picturesque outlook towards All Saints Church and benefits from private gated parking to the rear.

The cottage is accessed via a charming garden path leading into a spacious, open-plan dining kitchen. This stylishly appointed space features matching base and wall cabinets, coordinating worktops, an inset sink unit, and a range of integrated appliances including an oven, hob, extractor hood, fridge, and dishwasher. A rear-facing window offers pleasant views over the garden. An inner hallway gives access to the first floor via a staircase and also houses a guest cloakroom and a practical utility area, complete with fitted cupboards, a sink, and plumbing for a washing machine. The sitting room overlooks the Bull Ring through a characterful bay window and boasts exposed beams. A front entrance door provides additional access from the street.

From the inner hall, a turning staircase leads to the first-floor landing, where doors open to two generously proportioned double bedrooms.

The principal bedroom suite features built-in wardrobes, a skylight, and a window overlooking the rear garden. It is complemented by a stylish en-suite shower room, fitted with a contemporary white suite including a WC, hand basin, corner shower, and a heated towel rail. Across the landing, the second double bedroom enjoys a view to the front elevation and includes its own en-suite shower room, along with a large built-in storage cupboard.

A further staircase rises to the second floor, where the third bedroom is currently utilised as a dressing room/home office. This versatile space benefits from an elevated aspect, offering a charming side view of All Saints Church.

## OUTSIDE

Vehicular shared access leads around to the rear of the property, where a gated entrance opens into a private, enclosed block-paved parking area with two allocated spaces. There is a maintenance fee of approximately £120.00, billed per annum.

A pedestrian wooden gate provides entry into the delightful walled garden, which has been thoughtfully landscaped to offer a variety of seating areas, well-stocked planted borders, and a neatly maintained lawn. This charming outdoor space enjoys a peaceful and secluded aspect, perfect for relaxation or entertaining.

## SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. Verification should be obtained from your surveyor.

## TENURE

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

## COUNCIL TAX

Shropshire Council.
Tax Band: D.
www.mycouncilTax.org.uk/content/index

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

## DIRECTIONS

Leaving Bridgnorth on the A454 Bridgnorth Road. After approximately 4 miles you will enter the hamlet of Wyken, take a right turn immediately after the petrol station. Continue on this road into Claverley village. Proceed through the village via Church Street, where the property can be found on the left hand side opposite the Bull Ring.


**Tettenhall Office**
01902 747744
tettenhall@berrimaneaton.co.uk

**Bridgnorth Office**
01746 766499
bridgnorth@berrimaneaton.co.uk

**Lettings Office**
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**Wombourne Office**
01902 326366
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**www.berrimaneaton.co.uk**


Offers Around
£475,000

EPC: C


**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.



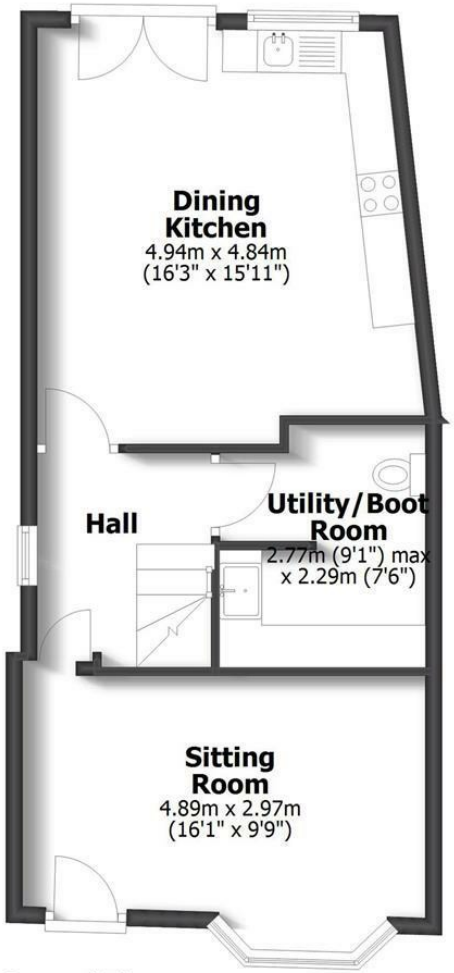



# IRIS COTTAGE

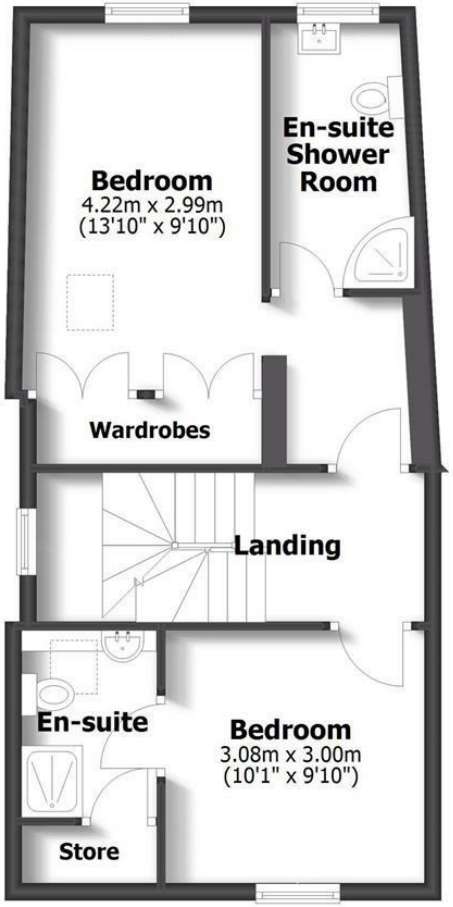
**5 BULL RING, CLAVERLEY**

**TOTAL: 109.9sq.m. 1,183.3sq.ft.**

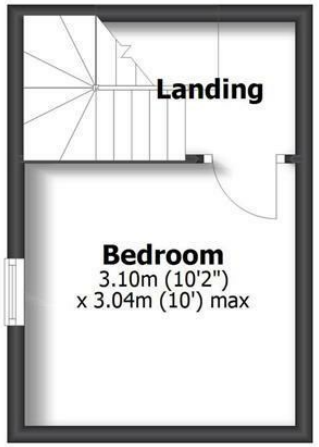
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE




Ground Floor




First Floor




Second Floor







