



The Sycamores 5 The Closes, Sutton Farm, Claverley, Wolverhampton, Shropshire, WV5 7DD

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2023 will see the completion of 5 cutting edge conversions in this sought after location – combining all the latest high building standards with open plan, easy living 2 and 3 bedroom single storey accommodation amidst surrounding countryside.

Bridgnorth - 6.4 miles, Wolverhampton - 9 miles, Dudley - 11 miles, Stourbridge - 12 miles, Telford - 12.9 miles, Birmingham - 20.4 miles.  
(All distances are approximate).

## LOCATION

Just on the edge of Claverley, 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 village tea room, selection of public houses, a doctors surgery, sports facilities including tennis club and an abundance of countryside walks, riding or cycling. Local shopping facilities are available nearby on foot along public footpaths or by car to the nearby Rudge Heath Store, with more extensive amenities, to the West is the historic riverside market town of Bridgnorth, with excellent road links to the West Midlands conurbation.

## FEATURES AND ACCOMMODATION

Designed on one level with high ceilings and consideration to natural light, these rural, brand new homes are an exciting opportunity to live in a modern, open plan, low cost home, opening onto beautiful countryside. Indeed this is a very tranquil and private location, with bountiful walking across the surrounding countryside to Ludstone Hall and the near-by village centre. Each property has the benefit of wooden engineered flooring with underfloor heating, Air source central heating with a predicted EPC of B, high insulation for low utility bills, with high quality fittings that JME Homes LTD are renowned for.

An early reservation will allow a choice in the kitchen, bathroom and tile fittings with further upgrades available.

## ACCOMMODATION

Offering superb three bedroom living, the master bedroom benefits from a shower en-suite and walk-in dressing room. The two double guest bedrooms share a bathroom that includes a separate shower. The day to day living space is carefully designed with a functioning 'live-in' fitted kitchen, dining and living area with bi-folding doors to the rear southerly garden, utility room and a separate sitting room provides a quiet reading or TV room. The kitchen is fitted with a range of integrated appliances to include a boiling tap, oven, induction hob, dishwasher and extractor. A separate utility room and further storage enhances the ability to live in an open plan design.

## OUTSIDE

With three designated parking spaces to the front, there is also visitors parking. The rural setting blends into the gardens at the rear which enjoy a southerly aspect.

## BUILD GUARANTEE

Upon completion the properties will have a 10 year structural warranty.

## SERVICES

Mains water, electricity, private drainage and heating to be confirmed. Verification should be obtained by your surveyor.

## TENURE

The properties are FREEHOLD.

## DIRECTIONS & VIEWING ARRANGEMENTS

Please speak to the BRIDGNORTH OFFICE as viewings are by appointment only whilst the site is under construction. Currently entering the site is prohibited for safety reasons.

What3words: ///shredding.medium.solo

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EPC:

**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.





**NUMBER 5 - THE SYCAMORE**  
AT SUTTON FARM BARNES





