



**Orchard Cottage, Rudge Heath Road, Claverley, Wolverhampton, Shropshire, WV5 7DJ**









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A large five bedroom cottage between Wolverhampton and Bridgnorth, recently extended to offer a highly fashionable 'live-in kitchen'. Enjoying a large gardens of around half an acre with an orchard, this makes a wonderful family home in a semi-rural, yet very convenient location.

Bridgnorth - 6 miles, Wombourne - 6 miles, Telford - 13 miles, Kidderminster - 15 miles, Shrewsbury - 27 miles, Birmingham -

**ORCHARD COTTAGE**  
RUDGE HEATH ROAD, CLAVERLEY

HOUSE: 212.8sq.m. 2,290.9sq.ft.  
CELLAR: 7.7sq.m. 82.4sq.ft.  
CARPORT/STORES: 45.9sq.m. 494.4sq.ft.  
**TOTAL: 266.4sq.m. 2,867.7sq.ft.**

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





## LOCATION

Orchard Cottage is located on the outskirts of Claverley, just 6 miles from the historic riverside town of Bridgnorth, with access to many beautiful countryside walks and bridleways right from your doorstep. A local general store and café are within walking distance, and primary schooling is available in the nearby villages of Claverley, Worfield, and Pattingham, all of which also offer a good selection of pubs and eateries. A bus stop is close by, providing regular public transport and school shuttle services.

## OVERVIEW

Orchard Cottage is quietly situated along a private track and enjoys extensive mature gardens, along with a driveway leading to a double oak-framed carport, EV charging point, and useful external stores.

Internally, the property has been thoughtfully updated over the years, including a new roof, replacement doors and windows, a modern central heating boiler, and a ground-floor extension. In addition, further planning permission has been secured to allow for additional expansion if desired.

## ACCOMMODATION

The spacious entrance hall features a full-height windows and an adjoining boot room. From here, a well-appointed utility room provides space for laundry appliances, a sink unit and excellent storage complete with a convenient modern shower room/WC.

The impressive extended kitchen offers an open-plan living and dining area with partial underfloor heating. Natural light floods the space through windows and skylights, while French doors open directly onto the gardens. The contemporary kitchen is fitted with matching base and wall units, complementary worktops, an inset sink with Quooker tap, and a comprehensive range of integrated appliances including a wine cooler, double oven, induction hob with extractor, dishwasher, and walk-in pantry.

The inner hall links the remaining ground floor accommodation, comprising a cosy sitting room with log burner, a versatile office/playroom, and an elegant lounge featuring a cast-iron Victorian stove. A hatch provides access to the cellar. An additional area off the lounge offers ideal space for a reading area, library, or home office.

Stairs rise from the hall to a first-floor landing with front-aspect views and skylights. The principal double bedroom suite benefits from views over the rear garden and is well-appointed with fitted wardrobes and a luxury en-suite bathroom comprising a free-standing bath, dual wash basins, WC, and separate shower. There are four further double bedrooms, all of which are served by the family bathroom, fitted with a vanity unit incorporating a hand basin, WC, and a bath with shower over.

## OUTSIDE

Orchard Cottage is approached via a private track that opens onto a gravel and cobbled driveway, providing access to a detached oak-framed carport providing an EV charger, lights and power connected. There is an adjoining log store, along with a further secure detached store. The rear gardens are predominantly laid to lawn and enjoy a high degree of privacy, screened by mature hedging and established trees, including two elegant weeping willow and a variety of fruit trees. A generous patio terrace provides an ideal outdoor seating and dining area with attractive views down the garden. In all, the gardens extend to approximately 0.5 acres.

## SERVICES

We are advised mains water and electricity are connected. Private drainage and oil fired central heating with an external boiler. Verification should be obtained from your surveyor.

## TENURE

We are advised the property is FREEHOLD. Verification should be obtained by your solicitor.

## VIEWING ARRANGMENTS

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

## COUNCIL TAX

Shropshire Council.

Tax Band: F.

## DIRECTIONS

From Bridgnorth proceed towards Wolverhampton on the A454 passing through the hamlet of Hilton. Just before approaching the Rudge Heath island take a right hand turn into Rudge Heath Road. Continue for a short distance taking a right turn before the bend, where Orchard Cottage is positioned along on the right hand side.

Price £780,000

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.













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**BERRIMAN EATON**