



42 Folley Road, Ackleton, Wolverhampton, Shropshire, WV6 7JL

BERRIMAN
EATON





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A modern four bedroom, three bath/shower room detached family home with generous gardens, located in the sought after semi rural village of Ackleton. Beautifully presented throughout, the home offers an open plan living/kitchen to the rear along with an adjoining garage and private driveway.

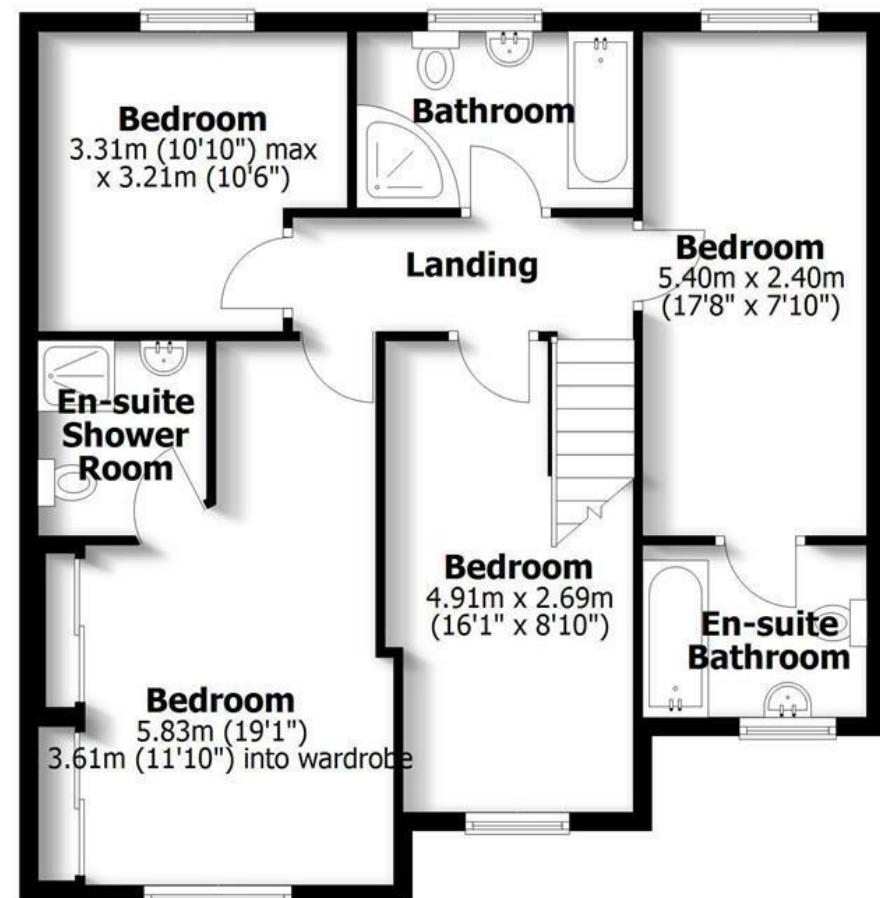
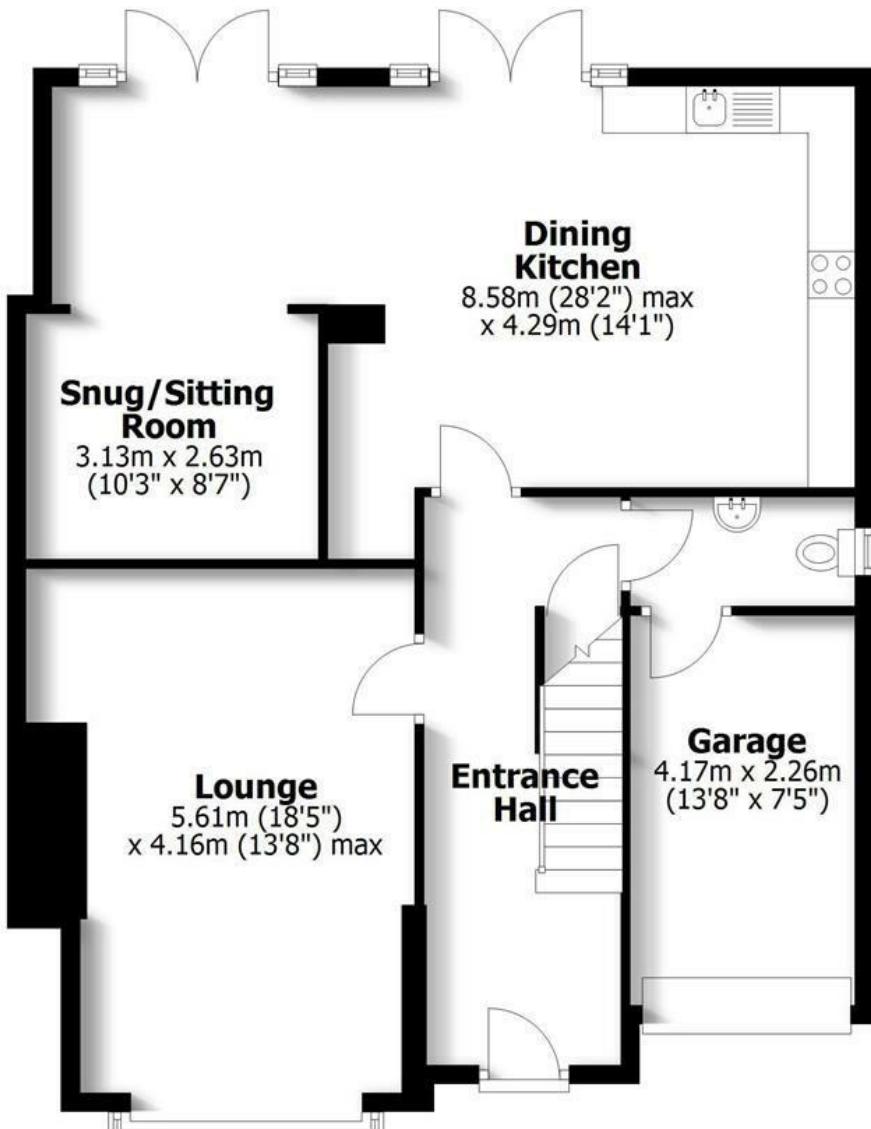
Bridgnorth - 6 miles, Pattingham - 3 miles, Telford - 11 miles, Wolverhampton - 11 miles, Albrighton - 5 miles, Shifnal - 8 miles, Kidderminster - 17 miles, Shrewsbury - 25 miles. Birmingham - 28 miles.

(All distances are approximate).

42 FOLLEY ROAD
ACKLETON

HOUSE: 154.2sq.m. 1,660.3sq.ft.
GARAGE: 10.0sq.m. 107.5sq.ft.
TOTAL: 164.2sq.m. 1,767.8sq.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

Ackleton is a sought after Shropshire village located approximately mid-way between the excellent amenities of Wolverhampton City Centre and Telford with good network links to the M54, Birmingham and the entire industrial West Midlands. The market town of Bridgnorth is approximately 6 miles away with the nearby villages of Pattingham and Albrighton offering a full range of local shopping facilities and there is a small convenience store a few minutes drive at Rudge Heath.

ACCOMMODATION

Upon entering the property, the front door opens into the spacious entrance hall, where stairs rise to the first floor and provides a useful under stairs storage cupboard. A guest cloakroom/WC is located just off the hall and provides internal access to the adjoining garage, which houses the central heating boiler and has space and plumbing for laundry appliances. The lounge enjoys a bright outlook through a front facing bay window, and features a charming exposed brick fireplace with a multi-fuel burning stove. To the rear of the property is the impressive open-plan dining kitchen and snug sitting area—perfect for modern family living and entertaining. This sociable space is enhanced by two sets of French patio doors, which lead directly onto the rear terrace with lawned gardens beyond. The kitchen itself is fitted with a stylish range of high-gloss base and wall units, beautifully finished with granite worktops and an inset sink. Integrated appliances include a double oven/grill, induction hob with extractor above, and a built-in freezer.

The first floor landing provides access to the loft space and leads to all four bedrooms and the family bathroom. The principal bedroom suite is a generous double room, featuring a full bank of fitted, mirror fronted wardrobes and a stylish tiled en-suite shower room, complete with a shower enclosure, WC, and wash hand basin with a contemporary vanity unit below. The guest double bedroom enjoys pleasant views over the rear garden and benefits from its own modern en-suite bathroom. The remaining two double bedrooms are served by the family bathroom, comprising a white suite to include a WC, hand basin, panelled bath and a separate shower.

OUTSIDE

The property is accessed off Folley Road and is set back behind a neatly laid block paved driveway, offering ample parking and leads to the single garage with an up-and-over door. The garage also features plumbing and space for laundry appliances, oil-fired central heating boiler, and provides integral access to the property. To the front, there is a lawned garden area, while gated side access leads to the enclosed rear garden, which enjoys a peaceful and private aspect. Mainly laid to lawn and bordered by mature hedging, the garden provides a secure and tranquil outdoor space.

A block-paved terrace extends directly from the kitchen/dining area, offering a perfect spot for outdoor dining and entertaining. Additional features include a log store and a garden shed, providing useful external storage.

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. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: F.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

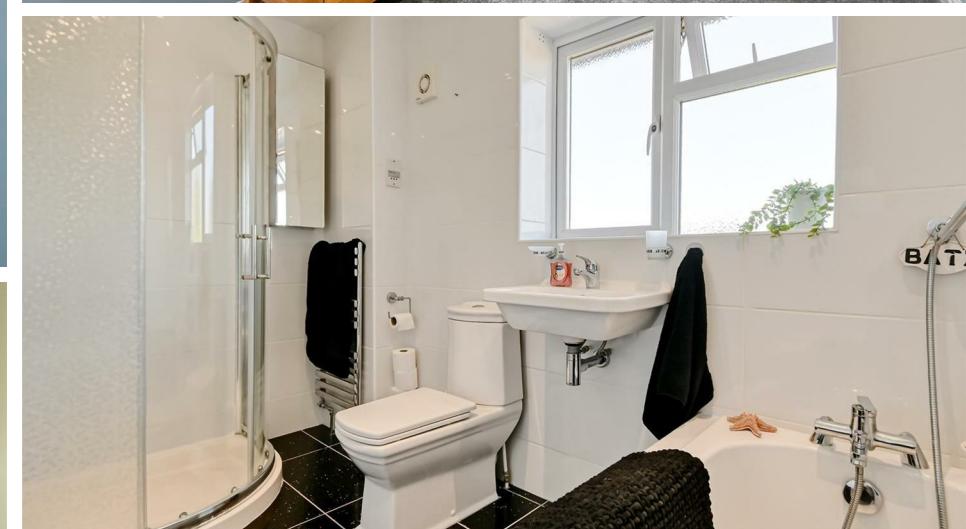
On entering Ackleton from the B4176 onto Folley Road, continue through the village where number 42 can be found along on the left hand side.

Offers Around £620,000

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

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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