



28 Folley Road, Ackleton, Wolverhampton, WV6 7JL

BERRIMAN
EATON

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A charming two double bedroom cottage with a large breakfast kitchen, central to the village benefitting from a Southerly facing rear garden and two allocated parking spaces. Bridgnorth - 6 miles, Pattingham - 3 miles, Telford - 11 miles, Wolverhampton - 11 miles, Albrighton - 5 miles, Shifnal - 9 miles, Kidderminster - 17 miles, Shrewsbury - 25 miles. Birmingham - 33 miles. (All distances are approximate).

LOCATION

Ackleton is a small Shropshire village situated midway between the historic market town of Bridgnorth and Wolverhampton City Centre just off the B4176 Telford to Wolverhampton/Dudley road, making it an ideal commuter destination. The small and sought after village, is known for it's may rural walks including Badger Dingle. Local shopping includes Albrighton and Pattingham villages with a small convenience store located nearby at Rudge Heath.

ACCOMMODATION

The cottage is presented in a vintage style and entered via the front door into the lounge, featuring a window overlooking the front elevation and a fireplace housing a log-burning stove. To the rear of the property is the breakfast kitchen, laid with a traditional stone floor and also benefitting from a log-burning stove. The kitchen is fitted with a range of bespoke pine units with worktops over, an inset sink unit, and space for appliances. There is also a useful understairs pantry cupboard. Leading from the kitchen is a sun room, providing a pleasant seating area with views over the garden.

Stairs rise to the first floor landing, where there are two double bedrooms and the main family bathroom, fitted with a WC, hand basin, bath, and a separate shower. The principal bedroom overlooks the front aspect and features a fireplace together with two double fitted wardrobes. The second bedroom enjoys views over the rear garden and also benefits from wardrobe space.

OUTSIDE

The property enjoys a well maintained, southerly facing rear garden, thoughtfully arranged to create an attractive and practical outdoor space. A paved patio terrace provides an ideal seating area, leading onto a neatly lawned garden with a planted border. The garden is fully enclosed, offering a good degree of privacy. Gated pedestrian access to the rear leads out to the parking area, where there are two allocated spaces.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. The property has electric storage heaters. Verification should be obtained by your Surveyor.

COUNCIL TAX

Shropshire Council, Tax Band: C.
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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 28 can be found along on the left hand side identified by our for sale board.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

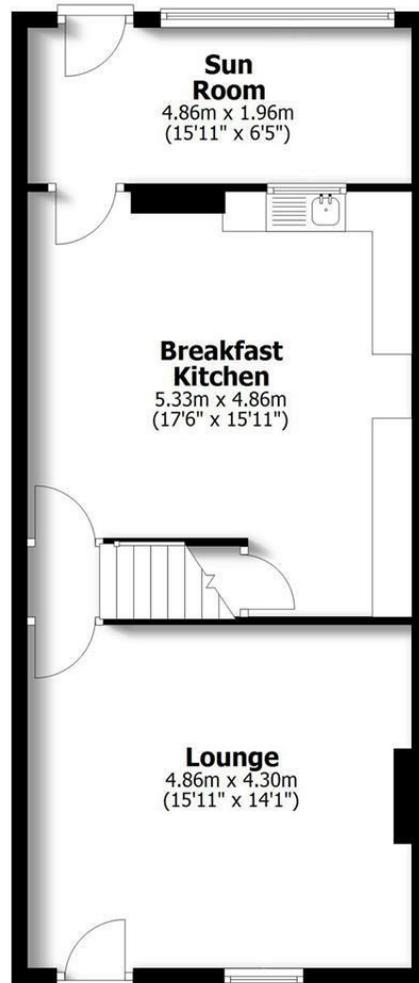
Offers Around
£320,000

EPC: D

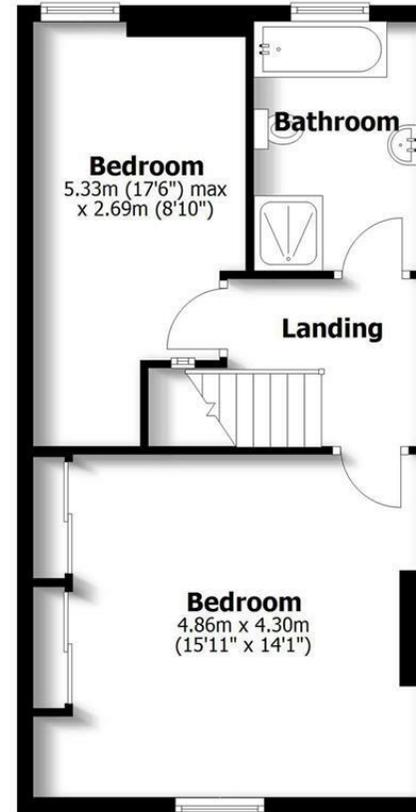
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**28 FOLLEY ROAD
ACKLETON**



Ground Floor



First Floor

TOTAL: 104.6sq.m,1,125.5sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

