



The Lotus Studio , Ackleton, WV6 7JH Offers in excess of £540,000

**** SET IN APPROXIMATELY 1.6 ACRES OF LAND - DETACHED BUNGALOW ** PLANNING PERMISSION HAD BEEN GRANTED FOR FURTHER EXTENSION IN 2006 ****

A superb opportunity to purchase this spacious and private detached bungalow which is set in the small Shropshire village of Ackleton. If you enjoy the quiet life but need access to amenities this property is not to be missed and is located approx. 12 miles from Wolverhampton and 26 miles from Shrewsbury. Whilst being conveniently situated for those wanting to commute, it also benefits from scenic countryside views.

This property has the potential for further development (subject to necessary planning permissions) and the accommodation is accessible via the long driveway leading to the rear of the property.

The living space includes: Welcoming reception hall, 28ft living room with bow fronted windows with a south facing aspect. A breakfast kitchen fitted with base and wall units along with plenty of preparation surface. The sitting area then opens to the dining area and overlooks the stunning garden. The master bedroom has an en-suite shower room and two further bedrooms and bathroom completing the living space.

We strongly recommend a visit to this property to explore the gardens which are private and landscaped with lawn and terraced areas along with three fish ponds and plenty of shrub and flowering beds.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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