



3 Ackleton Meadows, Stableford, Bridgnorth, WV15 5LR

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## 3 Ackleton Meadows, Stableford, Bridgnorth, WV15 5LR

Newly converted, one of three well-proportioned family homes with generous gardens and outstanding countryside views.

### LOCATION

Stableford is a small, picturesque Shropshire hamlet situated in the triangle between Wolverhampton, Telford and Bridgnorth all within easy access. More local amenities can be found in the picturesque village of Worfield and more extensive facilities in Bridgnorth. The location gives easy access onto the M54 and the nearest train station is in Telford (around 10 minutes).

### ACCOMMODATION

Welcome to Ackleton Meadows a development of three family homes converted from what was The Folley Arms. Each property benefits from far reaching countryside views.

An enclosed front porch opens through into a spacious reception hall with doors leading off to; A large dining kitchen fitted with a range of matching base cupboards and drawers with matching wall cabinets, work tops over and integrated appliance's to include a Bosch induction hob and extractor hood, Neff double oven/grill, along with a dishwasher and fridge freezer. The living room features bi-fold doors opening out to the rear gardens with views beyond.

The principal double bedroom overlooks to the rear elevation with views along with an en-suite shower room. There are a further two good sized double bedrooms and a family bathroom.

### OUTSIDE

The garden has far reaching countryside views and benefits from rear pedestrian access from the dedicated parking area.

### AGENTS NOTE

Professional removal of Japanese Knotweed has been undertaken from adjacent land and ongoing monitoring and treatment if necessary has been put in place.

### TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained from your solicitor.

### COUNCIL TAX:

Shropshire Council.  
Not yet banded.

### SERVICES:

We are advised by our client that mains electricity and water are connected. Private sewage treatment plant and LPG metered to each property.  
Parking Area Management Charge TBC.

### FIXTURES AND FITTINGS:

By separate negotiation.

### VIEWING ARRANGEMENTS:

Viewings by appointment only. Please contact our offices.

### DIRECTIONS

Using the What3words app: <https://w3w.co/wasp.headings.dote>

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

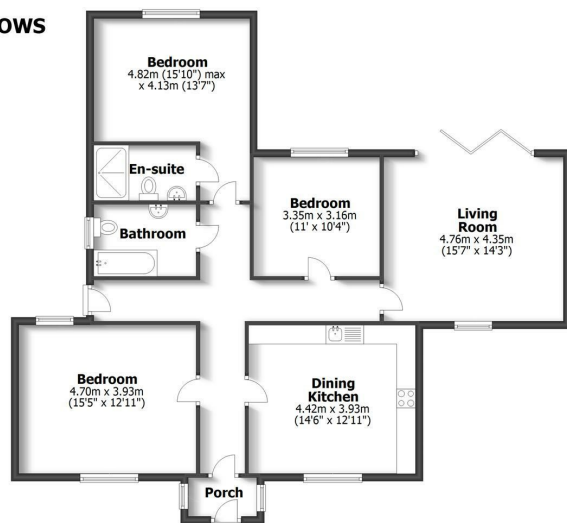
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Price Guide  
£379,950

EPC: B

**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.

**3 ACKLETON MEADOWS**  
STABLEFORD, BRIDGNORTH



**TOTAL: 113.4sq.m.1,220.5sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





