



**Brockwell Cottage, Back Lane, Ackleton, Wolverhampton, Shropshire, WV6 7JJ**









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A characterful part timber framed detached cottage standing in around half an acre of established gardens with a detached carport enjoying a most private and peaceful aspect.  
Pattingham - 3.5 miles, Albrighton - 5 miles, Bridgnorth 7 miles, Telford - 10.5 miles, Wolverhampton - 12 miles, Birmingham - 27 miles, M54 (J3) - 6.5 miles  
(All distances approximate).

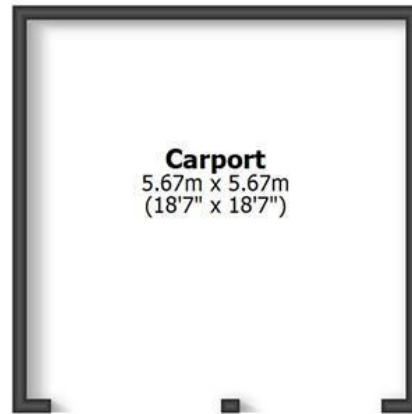


# BROCKWELL COTTAGE

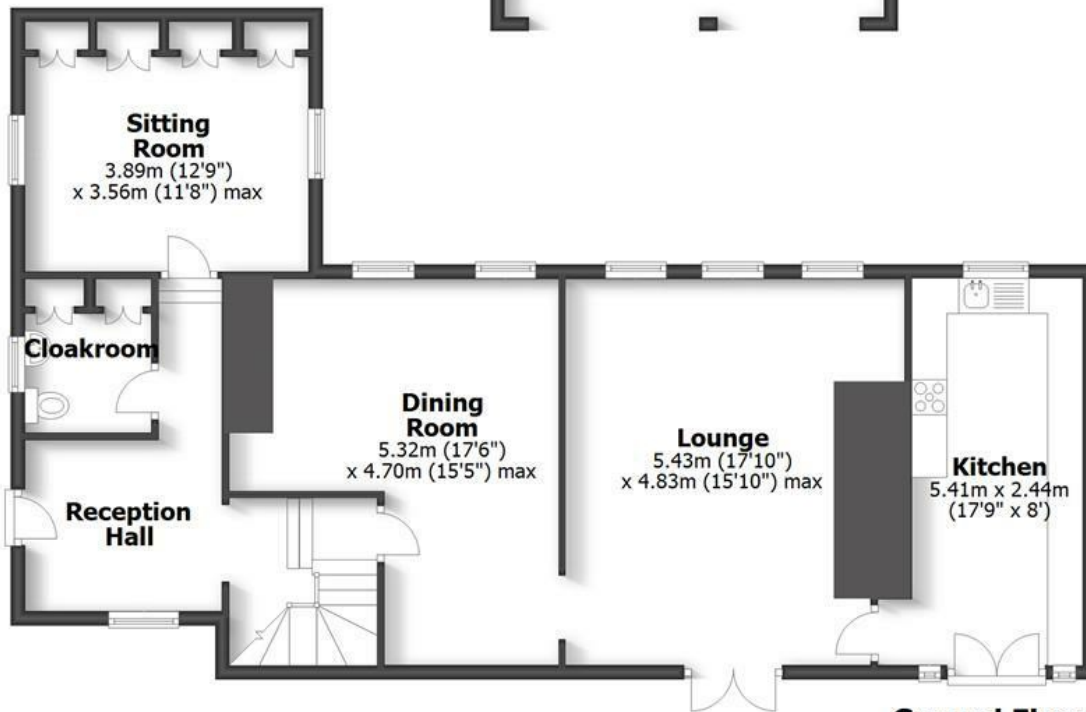
5 BACK LANE, ACKLETON

HOUSE: 175.8sq.m. 1,892.3sq.ft.  
CARPORT: 32.1sq.m. 345.5sq.ft.  
**TOTAL: 207.9sq.m. 2,237.8sq.ft.**

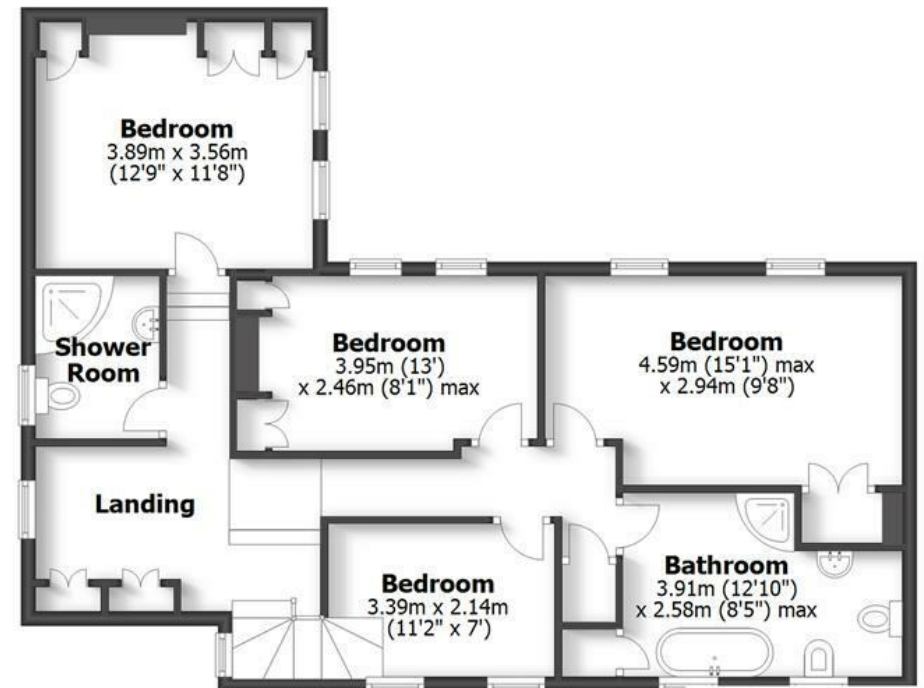
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Carport**  
5.67m x 5.67m  
(18'7" x 18'7")



**Ground Floor**



**First Floor**



## LOCATION

Ackleton is a small pretty Shropshire village situated between Wolverhampton, Bridgnorth and Telford. Just off the B4176 Telford to Wolverhampton/Dudley road, this makes an ideal commuter destination. The small and sought after Hamlet, is known for its many rural walks including Badger Dingle, having local facilities within easy reach in the nearby villages of Albrighton and Pattingham with a small convenience store located nearby at Rudge Heath.

## OVERVIEW

Brockwell Cottage is beautifully appointed, arranged over two storeys with three ground floor reception rooms, two of which feature large inglenook fireplaces housing cast iron log burners and four double bedrooms and two bath/shower rooms. The cottage is surrounded by the beautifully maintained gardens creating complete privacy with a gated driveway leading to the two vehicle carport which benefits from a large workbench with fitted storage below. Electricity supply for lighting and power sockets and a part mezzanine floor with ample storage.

## ACCOMMODATION

The front door opens into a large reception hall with a cloak/boot room fitted with a suite to comprise a WC and pedestal wash hand basin. Fitted cupboards provide storage along with the provision for a washing machine and dryer. A sitting room enjoys a dual outlook along with an extensive range of fitted cupboards. This room could be adapted to become a ground floor bedroom if required. From the hall a door opens through into the dining room with its large inglenook fireplace and windows looking out to the front garden. Continuing through into the lounge, again with a large inglenook fireplace, windows to the front and patio doors opening out to the rear terrace. The kitchen is fitted with a range of matching base and wall cabinets, inset ceramic sink unit, integrated fridge freezer dishwasher and microwave. Aga Rangemaster oven with ceramic hob and extractor above. A window overlooks the front gardens with patio doors giving access to the rear.

From the hall, a turning staircase rises to the first floor landing area. The principal double bedroom overlooks the front elevation with fitted storage and a shower room fitted with a suite to include a WC, corner shower and pedestal wash hand basin. The landing extends to three further bedrooms, one of which is being used as a home office, along with a spacious family bathroom which comprises a WC, pedestal wash hand basin, bidet, shower and a free standing bath with shower attachment.

## OUTSIDE

The cottage is set behind an electrically operated gate leading to the driveway which sweeps around to a parking area and detached carport. The well maintained lawned gardens extend to the front, side and rear with well established planted beds and borders, screened by mature trees and hedges giving a high degree of privacy. The rear garden has been landscaped to create paved terraces for dining and relaxing during the summer months. Within the garden there is also a vegetable patch along with a greenhouse and summerhouse.

## SERVICES

We are advised by our client that mains water, drainage and electricity are connected. The property currently benefits from 'an off peak electricity tariff'. The cottage has oil fired central heating. Verification should be obtained from your surveyor.

## TENURE

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

## COUNCIL TAX

Tax Band: G.  
Shropshire Council.

## FIXTURES AND FITTINGS

By separate negotiation.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

Offers Around £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**