



Meadow House, Folley Road, Ackleton, Wolverhampton, Shropshire, WV6 7JL

BERRIMAN  
EATON

# Meadow House, Folley Road, Ackleton, Wolverhampton, Shropshire, WV6 7JL

Built in the 1960's this three bedroom detached home is in need of re-modernisation, privately positioned with views from the first floor and a beautiful mature garden to the front with parking and a double garage.  
NO UPWARD CHAIN.  
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).

## 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 nearby villages of Pattingham and Albrighton offer a full range of local shopping facilities and there is a small convenience store a few minutes drive at Rudge Heath.

## ACCOMMODATION

Approached through the front garden, the front door opens into the reception hall with a guest WC, boiler room, airing cupboard and two double ground floor bedrooms. An open tread staircase rises to the first floor living accommodation having a living room with feature centre fireplace, views to the side and French doors opening out onto the first floor decked balcony. There is a dining room enjoying views to the front and doors off to a further double bedroom, airing cupboard and family bathroom which comprises a bath, WC, hand basin and separate shower. A door from the dining room opens into the breakfast kitchen with windows to the front, side and rear, pantry, dual sink, oven and electric hob. A rear hall gives access to the gardens along with a store/utility area and a study.

## OUTSIDE

Approached over a shared driveway, Meadow House is discreetly positioned away from the lane and has private parking along with a detached double garage. A gate gives access into the front gardens with well stocked mature borders, lawned garden and a pathway leading up to the front entrance along with side access to both sides of the property. To the rear is an enclosed patio and access to an adjoining store.

## SERVICES

We are advised by our client that mains water and electricity are connected. Oil fired central heating and drainage via a shared septic tank. 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](http://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, the entrance to Meadow House can be found a short distance along on the right hand side

### 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)

Offers Around  
£400,000

EPC: F

**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.



**MEADOW HOUSE  
ACKLETON**



HOUSE: 127.2sq.m. 1,369.0sq.ft.  
 GARAGE: 26.0sq.m. 279.6sq.ft.  
 STORE: 7.2sq.m. 77.2sq.ft.  
**TOTAL: 160.4sq.m. 1,725.8sq.ft.**

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

