



Greenbanks Folley Road, Ackleton, Wolverhampton, Shropshire, WV6 7JL

BERRIMAN
EATON



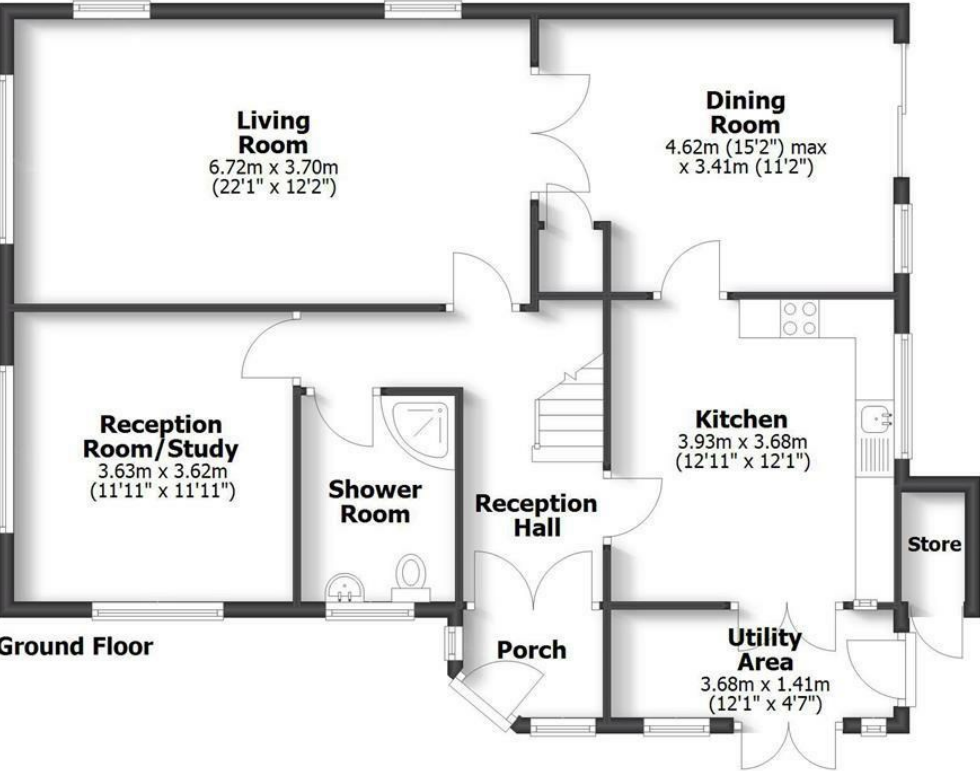


Greenbanks Folley Road, Ackleton, Wolverhampton, Shropshire, WV6 7JL

Discreetly positioned and enjoying elevated views, this detached home offers a fantastic opportunity to modernise. Currently featuring three spacious double bedrooms, the property is set within generous, mature gardens and includes a detached garage. NO UPWARD CHAIN.

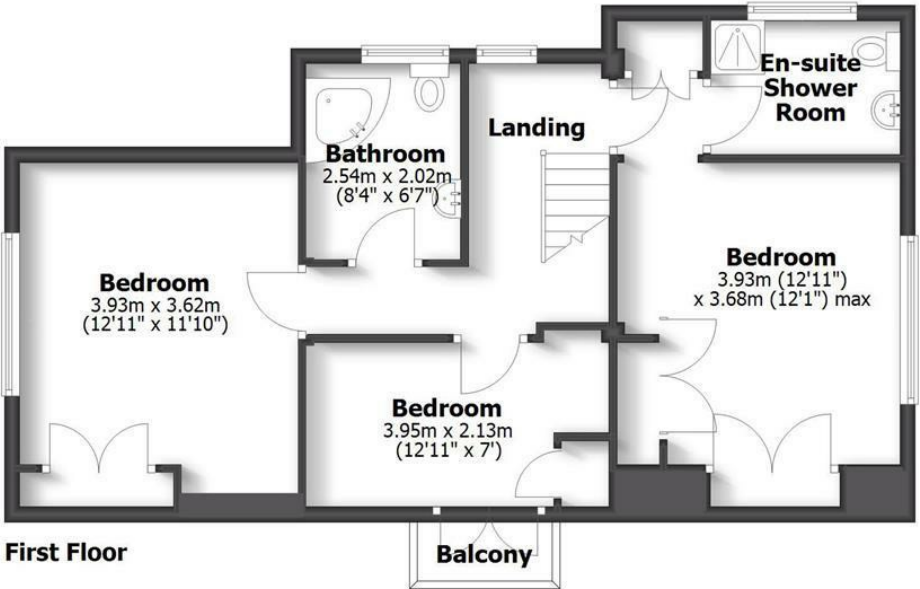
Bridgnorth - 6 miles, Pattingham - 3 miles, Telford - 11 miles, Wolverhampton - 11 miles, Albrighton - 5 miles, Shifnal - 8 miles, Kidderminster - 17 miles, Shrewsbury - 25 miles. Birmingham - 28 miles.
(All distances are approximate).

GREENBANKS
FOLLEY ROAD, ACKLETON



HOUSE: 158.2sq.m. 1,702.7sq.ft.
GARAGE: 25.4sq.m. 273.1sq.ft.
TOTAL: 183.6sq.m. 1,975.8sq.ft.

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



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 market town of Bridgnorth is approximately 6 miles away with the nearby villages of Pattingham and Albrighton offering a full range of local shopping facilities and there is a small convenience store a few minutes drive at Rudge Heath.

ACCOMMODATION

Approached via a shared driveway that leads to a private parking area and detached garage, this elevated home is nestled within generous mature gardens. A pathway guides you to the front entrance, which opens into an entrance porch with a further door opening into the reception hallway, with stairs to the first floor and doors to the ground-floor rooms. The spacious kitchen includes a built-in oven/grill, electric hob, and sink unit, with provision for a dishwasher. A rear-facing window overlooks the garden, and double doors open into an adjacent utility area featuring a quarry-tiled floor, full-height windows doors to the garden and the provision for further appliances. A separate dining room offers ample natural light and opens through sliding patio doors onto the rear terrace. There is also an understairs storage cupboard and double doors leading into a generously proportioned living room, which enjoys a dual aspect and an electric feature fireplace. The ground floor also benefits from a shower room with WC and wash hand basin, along with a versatile additional reception room—ideal as a study/hobby room or snug.

Stairs from the hallway lead to the first-floor landing with loft access. The principal bedroom is a generous double, enjoying views over the rear garden and featuring two built-in double wardrobes, additional storage, and a private en-suite shower room.

The second bedroom also offers built-in storage housing the hot water tank and benefits from direct access to a small balcony with far-reaching views. The third bedroom, also a double, overlooks the front elevation with views and includes its own built-in wardrobe.

A family bathroom serves the upper floor, complete with a corner bath, WC, and wash hand basin.

OUTSIDE

From the road, a tarmac driveway leads up and around to a generous parking area in front of a detached garage with a roller shutter door. The well-established gardens wrap around the property, offering a variety of attractive areas including lawned sections, patio terraces, greenhouse, pergola and a pond. A further elevated terrace enjoys a sunny, private aspect—perfect for outdoor dining or relaxing in a tranquil setting.

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: E.

www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £450,000

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.







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