



12 Rosemount Gardens, Ackleton, Wolverhampton, Shropshire, WV6 7JN

BERRIMAN  
EATON



# 12 Rosemount Gardens, Ackleton, Wolverhampton, Shropshire, WV6 7JN

Situated in the popular village of Ackleton in a quiet cul-de-sac, this extended well-proportioned three bedroom home is in need of some general updating, enjoying a mature garden to the rear, large driveway and an adjoining garage. NO UPWARD CHAIN.

Bridgnorth - 6 miles, Pattingham - 3 miles, Telford - 11 miles, Wolverhampton - 11 miles, Albrighton - 5 miles, Shifnal - 9 miles, Kidderminster - 17 miles, Shrewsbury - 25 miles. Birmingham - 33 miles.  
(All distances are approximate).

## LOCATION

Ackleton is a small Shropshire village situated midway between the historic market town of Bridgnorth and Wolverhampton City Centre just off the B4176 Telford to Wolverhampton/Dudley road, making it an ideal commuter destination. The small and sought after village, is known for it's may rural walks including Badger Dingle. Local shopping includes Albrighton and Pattingham villages with a small convenience store located nearby at Rudge Heath.

## ACCOMODATION

Upon entry there is an entrance porch that leads to a generous sized hall. The living room has a feature fireplace housing an calor gas fire and is spacious and bright with windows to the front and sliding doors into the conservatory, positioned to the rear. The kitchen has provisions for a washing machine, under counter fridge/freezer and dishwasher. There is an electric cooker and hob, sink unit and a door ad window to the rear garden. A separate dining room also gives access to the rear garden via the sliding patio doors. Off the kitchen there is a door into the garage which benefits from a downstairs WC with toilet and sink.

Upstairs the principal bedroom has a built in wardrobe and vanity unit, overlooking the garden. There is also a sizeable second double room and a well proportioned single room currently utilised as home office space, both with pleasant outlooks over the neighbouring countryside. The family shower room is well modernised with a walk in shower, toilet, sink unit and heated towel rail.

## OUTSIDE

Set back from the road, behind a long tarmac driveway complete with a neatly kept lawn, the large driveway provides excellent parking for multiple vehicles. There is gated side access to the rear garden and the small garage has both double doors and a pedestrian door entrance. The rear garden has a sunny South-Easterly facing aspect, with patio area together with a good-size lawn edged with mature borders and a garden shed.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. SOLD AS SEEN.  
Verification should be obtained by your Solicitors.

## SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Calor gas central heating. Verification should be obtained by your Surveyor.

## COUNCIL TAX

Shropshire Council, Tax Band: E  
<https://www.gov.uk/council-tax-bands>

## FIXTURES AND FITTINGS

By Separate Negotiation.

## VIEWING ARRANGEMENTS

Strictly by appointment only, please contact the Bridgnorth Office.

## DIRECTIONS

On entering Ackleton from the B4176 onto Folley Road, continue through the village taking the second left into Rosemount Gardens where number 12 can be found along on the left 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)

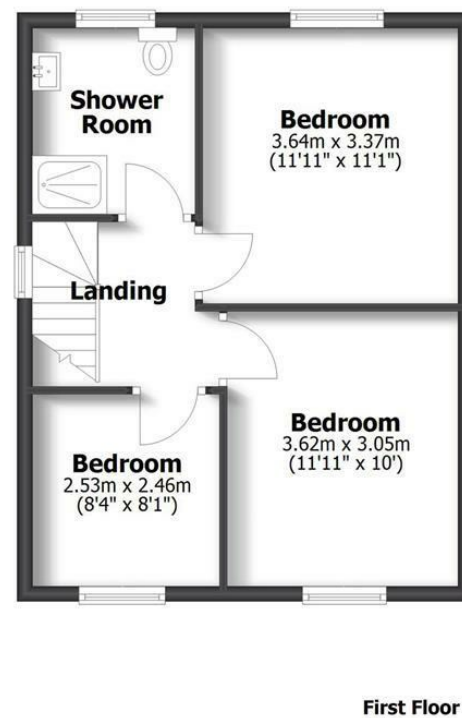
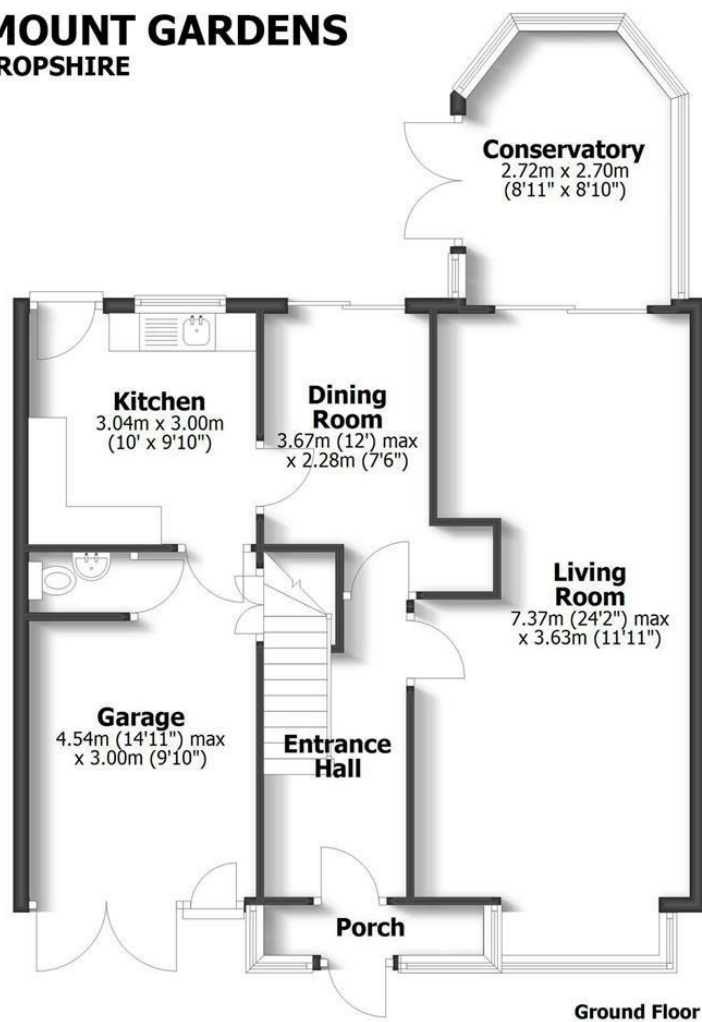
Offers Around  
£325,000

EPC:

**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.



## 12 ROSEMOUNT GARDENS ACKLETON, SHROPSHIRE



HOUSE: 106.8sq.m. 1,149.2sq.ft.  
GARAGE: 13.6sq.m. 146.7sq.ft.  
**TOTAL: 120.4sq.m. 1,295.9sq.ft.**

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



