



1 Ackleton Meadows, Stableford, Bridgnorth, Shropshire, WV15 5LR

BERRIMAN  
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# 1 Ackleton Meadows, Stableford, Bridgnorth, Shropshire, 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.

The accommodation comprises:

Entrance Porch.

Breakfast Kitchen fitted with an extensive range of units and includes oven, induction hob and extractor, integrated dishwasher and integrated fridge freezer.

Separate Dining Room with window to the front elevation.

Inner Hall.

Cloakroom.

Living Room with bi-fold doors making the most of the rural views.

First Floor 3 Double Bedrooms.

En-Suite and Family Bathroom.

## OUTSIDE

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

EPC C

Freehold

Council Tax Band C Shropshire Council

## SERVICES

Mains Electricity

Mains Water

Private Sewage Treatment Plant

LPG Metered To Each Property

Parking Area Management Charge TBC

## DIRECTIONS

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

## AGENTS NOTES

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

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tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

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

Price Guide

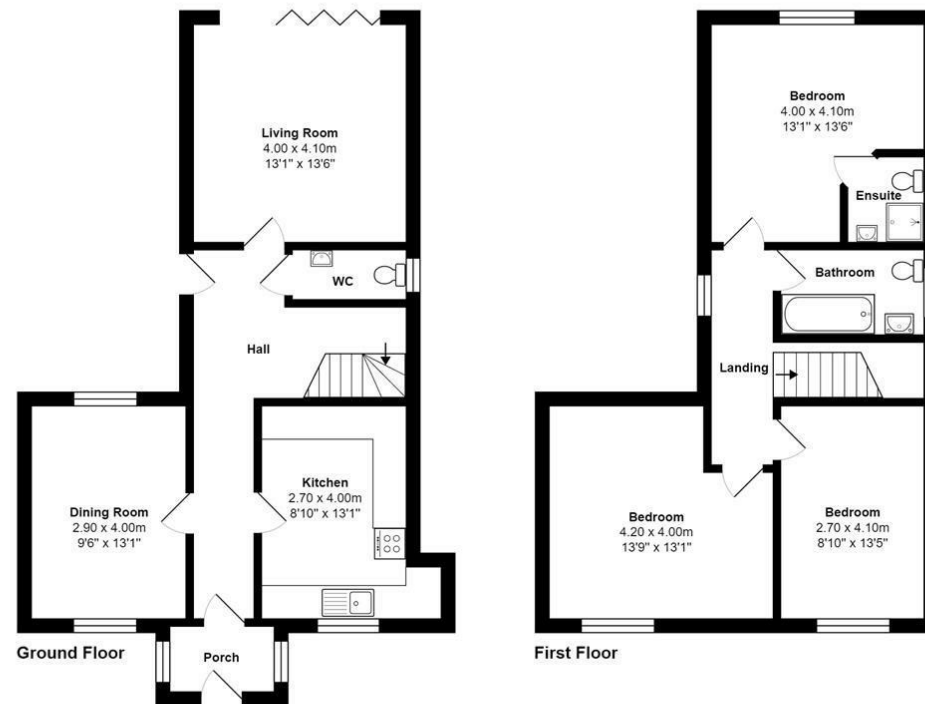
£375,000

EPC: C

**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.



**Plot 1, The Folley, Stableford, Bridgnorth, WV15 5LR**



Total Approx Area: 116.5 m<sup>2</sup> ... 1254 ft<sup>2</sup>

All measurements of doors, windows, rooms are approximate and for display purposes only.  
No responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

