



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

BERRIMAN
EATON

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In need of refurbishment, this detached home occupies a generous corner plot in a central village location. The current accommodation includes 3 first-floor bedrooms (formally 4) and a shower room. Externally, the property benefits from a garage and driveway with mature gardens to the front, rear and side, offering excellent potential. Bridgnorth - 7 miles, Pattingham - 3 miles, Telford - 11 miles, Shifnal - 8 miles, Kidderminster - 17 miles, Shrewsbury - 26 miles. Birmingham - 28 miles. (All distances are approximate).

LOCATION

Folley Road is situated in the heart of the village, ideally positioned approximately midway between the excellent amenities of Wolverhampton City Centre and Telford. This location offers convenient access to the M54, providing direct links to Birmingham and the wider industrial West Midlands. Nearby villages such as Pattingham and Albrighton offer a full range of local shopping facilities, while a small convenience store is located just a few minutes' drive away at Rudge Heath.

ACCOMMODATION

The main front door opens into the entrance hall, where stairs rise to the first floor. The hall also includes an understairs storage cupboard and a guest WC. The kitchen overlooks the rear garden and has a door providing direct access outside. The kitchen is fitted with base and wall cupboards along with a sink unit. The main lounge enjoys a dual aspect to the front and side elevations with a feature fireplace. The separate dining room benefits from a dual aspect, overlooking the rear garden and offering plenty of natural light.

On the first floor; stairs rise to a landing that gives access to the loft and a storage cupboard. There are three double bedrooms (originally 4 bedrooms) and a main shower room, which currently comprises a WC, wash hand basin, and shower.

Accessed from the garden, the former garage has been converted into a useful utility area, fitted with cupboards, a sink unit, and a cold water tap. A further door leads to an adjoining storage space, which retains a garage-style up-and-over door to the front.

OUTSIDE

To the front, a tarmac driveway provides off-road parking, leading to a carport. The front garden is laid to lawn and planted with mature trees to enhance privacy. Gated side access leads to the rear garden, which includes a lawned area, patio terrace, and a variety of mature shrubs and trees.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. Verification should be obtained from your surveyor.

TENURE

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

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.

DIRECTIONS

On entering Ackleton from the B4176 onto Folley Road, continue through the village. No. 2 Folley Road is located at the far end, on the left-hand side at the junction.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

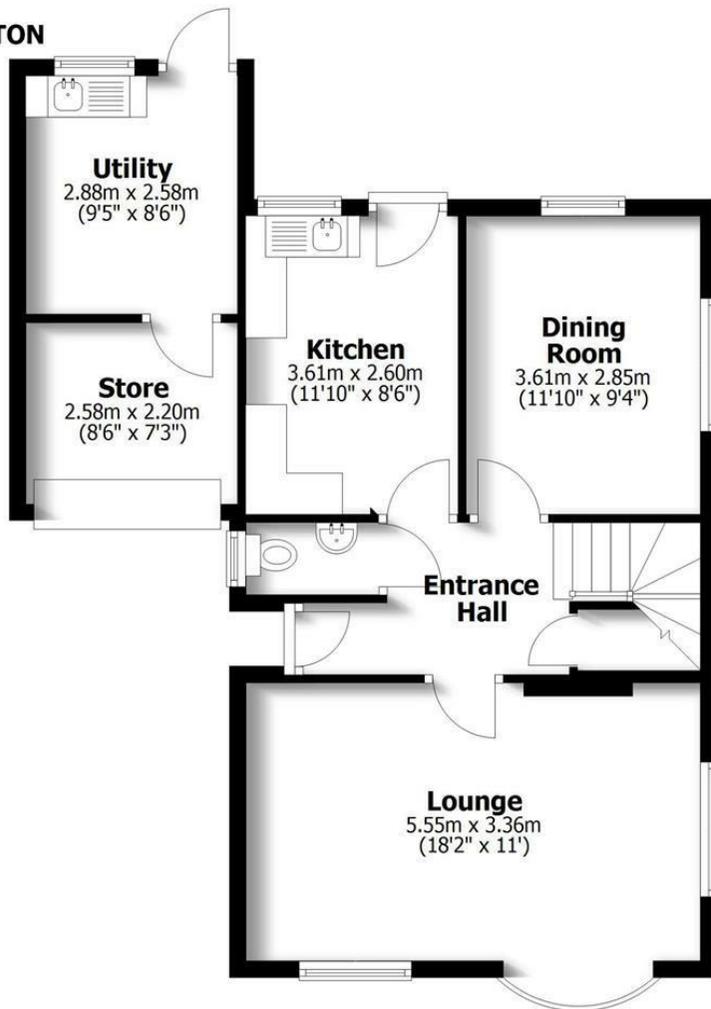
Offers Around
£350,000

EPC: E

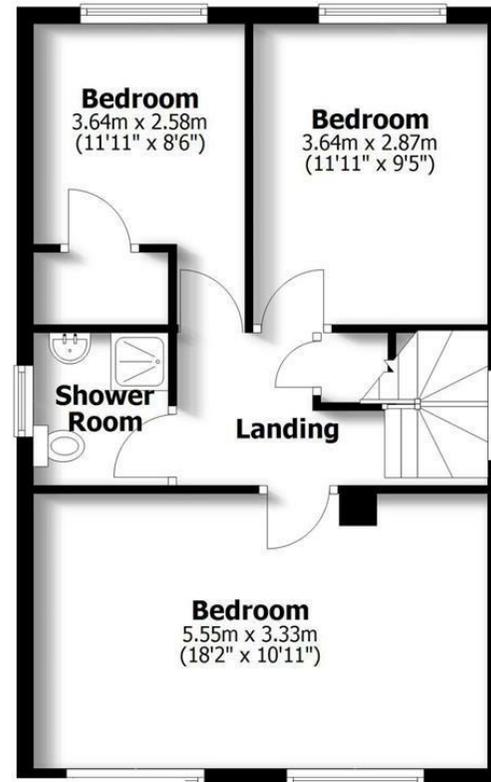
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



CHINOOK
2 FOLLEY ROAD, ACKLETON



Ground Floor



First Floor

HOUSE: 99.5sq.m. 1,071.2sq.ft.
 UTILITY/STORE: 13.4sq.m. 144.1sq.ft.
TOTAL: 112.9sq.m. 1,215.3sq.ft.

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

