



Gilnockie, Stableford Road, Ackleton, Wolverhampton, Shropshire, WV6 7JW

BERRIMAN
EATON

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A well-presented semi-detached home situated within this convenient Shropshire village location. The property offers two well-proportioned reception rooms, a kitchen and a ground floor WC. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a beautifully landscaped rear garden, together with a driveway and garage. Pattingham - 3.5 miles, Albrighton - 5 miles, Bridgnorth 7 miles, Telford - 10.5 miles, Wolverhampton - 12 miles, Shrewsbury - 26 miles, Birmingham - 27 miles, M54 (J3) - 6.5 miles (All distances are approximate).

LOCATION

Ackleton is a pretty Shropshire village ideally positioned between Wolverhampton, Bridgnorth and Telford. Located just off the B4176, which links Telford with Wolverhampton and Dudley, the village is particularly well suited for commuters.

This small and highly sought-after rural community is renowned for its attractive countryside walks, including those around Badger Dingle. Everyday amenities are easily accessible in the nearby villages of Albrighton and Pattingham, while a convenience store and farm shop can be found close by at Rudge Heath. The local village hall hosts a variety of events throughout the year, contributing to the villages thriving community.

ACCOMMODATION

From the covered porch, the front door opens into the entrance hall, with stairs rising to the first floor and access to a convenient guest cloakroom/WC. To the front of the property, the dining room enjoys views over the front elevation, while the spacious lounge is situated to the rear having French doors opening onto the garden. A feature fireplace with an electric fire creates an attractive focal point. The kitchen is fitted with a range of base and wall-mounted units with work surfaces over, incorporating a sink with drainer, built-in oven and hob with extractor hood, and space for a washing machine and fridge/freezer. A window overlooks the garden, and a side door provides external access.

Upstairs, the first floor landing benefits from a side window and access to a boarded loft space. There are two generously sized double bedrooms, both featuring built-in double wardrobes, while the third bedroom enjoys a window to the side elevation. The family bathroom is fitted with a WC, wash hand basin, and bath with shower over.

OUTSIDE

Externally, the property is set back behind a lawned foregarden and a creteprint driveway extending along the side, providing ample off-road parking and access to the single garage, which benefits from double front doors, lighting, and power.

Gated side access leads to the beautifully maintained rear garden, which is fully enclosed by fencing and features a lawn, well-stocked planted borders, and a sunny patio terrace.

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. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: D.
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 to the junction. Turn left onto Stableford Road, where the property can be found a short distance along on the left-hand side.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£385,000

EPC: D

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.



GILNOCKIE STABLEFORD ROAD, ACKLETON

HOUSE: 87.2sq.m. 938.3sq.ft.
GARAGE: 13.2sq.m. 142.2sq.ft.
TOTAL: 100.4sq.m. 1,080.5sq.ft.

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



