



62 Folley Road, Ackleton, Wolverhampton, WV6 7JL

BERRIMAN  
EATON

## 62 Folley Road, Ackleton, Wolverhampton, WV6 7JL

A large detached family home in this desirable, village location. The property has excellent parking and beautiful private gardens backing on to open countryside with the most incredible views. NO UPWARD CHAIN.

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 charming and highly regarded Shropshire village, ideally situated between the historic market town of Bridgnorth and the City of Wolverhampton. Conveniently positioned just off the B4176, which links Telford with Wolverhampton and Dudley, the village is particularly well placed for commuters seeking the benefits of rural living whilst remaining within easy reach of surrounding commercial centres.

This small and highly sought-after rural community is renowned for its attractive countryside setting and an abundance of scenic walking routes, including those around Badger Dingle. Everyday amenities are easily accessible in the nearby villages of Albrighton and Pattingham, both offering an excellent range of local shops and services, while a convenience store and farm shop are located close by at Rudge Heath. The village hall hosts a variety of events throughout the year, contributing to the area's thriving community spirit.

### ACCOMMODATION

Approached via an enclosed entrance porch, the front door opens into a welcoming reception hall, providing access to the principal living accommodation, together with a guest WC. A turning staircase rises to the first floor and incorporates useful understairs storage.

The spacious lounge enjoys an attractive outlook across the gardens and features a central fireplace with an open fire. Leading directly off the lounge is a delightful sitting room, offering a peaceful retreat with views over the rear garden and sliding patio doors opening onto the outdoor seating area. Across the hall is a useful study, ideal for home working, together with a separate dining room enjoying a pleasant outlook across the rear garden. The kitchen is fitted with a range of matching base and wall mounted cabinets with complementary work surfaces incorporating a dual-bowl sink. There is provision for a range of appliances, together with integrated dishwasher and fridge. Adjoining the kitchen is a breakfast room, while a separate utility room provides additional storage, space for laundry appliances, and access to a convenient wet room/WC. From the utility, a rear door leads directly to the garden, whilst an internal door provides access to the adjoining double garage. The garage houses the central heating boiler and provides an up/over door to the front.

The turning staircase rises to the first floor landing, which serves three generously proportioned double bedrooms, each benefiting from built in wardrobes. The principal bedroom enjoys the advantage of a private en-suite shower room, whilst the remaining two bedrooms are served by a family bathroom fitted with a bath having a shower over, wash hand basin and WC. An airing cupboard houses the hot water cylinder and provides useful linen storage.

### OUTSIDE

The property is approached from Folly Road via a shared driveway, which divides to provide a private tarmacadam driveway offering ample off-road parking and access to the integral double garage. Set back from the road behind a neatly maintained front lawn bordered by mature planted beds, the property enjoys attractive gardens extending to the side and rear. The enclosed rear garden is laid predominantly to lawn with established hedgerow boundaries, a paved patio terrace ideal for outdoor entertaining, and well-stocked planted borders providing year-round colour and interest. A particular feature of the property is its delightful rear aspect, enjoying far-reaching views towards the Cleve Hills and the surrounding Shropshire countryside.

### 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: F.

[www.mycounciltax.org.uk/content/index](http://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, where number 62 can be found along on the left hand-side just after the village hall.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@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)

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

Offers Around  
£675,000

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.



**62 FOLLEY ROAD  
ACKLETON, SHROPSHIRE**

HOUSE: 166.7sq.m. 1,793.8sq.ft.  
GARAGE: 26.6sq.m. 286.3sq.ft.  
**TOTAL: 193.3sq.m. 2,080.1sq.ft.**

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



