



7 Ryton Hall, Ryton, Nr. Shifnal, Shropshire, TF11 9NY

BERRIMAN  
EATON

# 7 Ryton Hall, Ryton, Nr. Shifnal, Shropshire, TF11 9NY

An elegant and spacious three bedroom ground floor apartment forming part of a country house conversion in a delightful Shropshire setting.

## LOCATION

Ryton is a small, Shropshire hamlet within easy reach of the comprehensive facilities and amenities available in both Albrighton and Shifnal. There is further shopping at the Perton centre and in Pattingham, Wolverhampton is within easy travelling distance and the M54 is available either at Junction 3 at Tong or Junction 4 at Shifnal facilitating wide ranging travel. The extensive amenities in Telford and also the market town of Bridgnorth are accessible. Rail services run from Albrighton station with direct connections to Shrewsbury and Birmingham.

## DESCRIPTION

7 Ryton Hall is one of the best apartments within the development as it benefits from a particularly fine drawing room, three double bedrooms and has a delightful aspect over the gardens and beyond. The apartment is immaculately presented and is finished to a high standard with appointments of quality throughout. There are superb kitchen and bathroom suites and double glazed windows.

## ACCOMMODATION

A shared front door with a security door entry system opens into the shared reception hall with quarry tiled floor and a panelled door opening into the apartment itself. There is an INNER LOBBY with Amtico flooring and a door to the HALL with Amtico flooring, ceiling coving, integrated ceiling lighting, a linen and a store cupboard, a cloaks and utility cupboard with space for a condensing tumbler dryer, coat hooks, ceiling coving and integrated ceiling light. The DRAWING ROOM is a superb principal reception room with a tall ceiling height, two double glazed windows, a living flame coal effect gas fire with granite hearth and slips and formal surround, a five amp lighting circuit, ceiling coving and two ceiling roses. The DINING KITCHEN has a light corner aspect with windows to two elevations, a well appointed kitchen area, an extensive range of wall and base mounted cupboards and coordinating centre island with two wicker basket shelves, a four ring Siemens gas hob with Neff extraction chimney above, a built in Neff electric oven, an integrated Bosch microwave, an integrated Siemens microwave, an integrated Siemens washing machine, a concealed LPG fired central heating boiler, ample space for a dining table, Amtico flooring, ceiling coving and integrated ceiling lighting.

The PRINCIPAL BEDROOM SUITE is of a superb size with three double glazed windows with glorious views, a recessed dressing area with two built in wardrobes, ceiling coving, an external garden door and a well appointed EN-SUITE BATHROOM with a bath with shower over, vanity unit with wash basin, cupboards and WC with concealed flush, part tiled walls, tiled floor, a double glazed window, a towel rail radiator, ceiling coving and integrated ceiling lighting. BEDROOM TWO is a good double room in size with a double glazed window, a built in double wardrobe and ceiling coving and BEDROOM THREE is also a double room in size with a double glazed window, built in double wardrobe and ceiling coving. The BATHROOM is a well appointed suite with a bath, separate fully tiled corner shower, vanity unit with wash basin with cupboards beneath and WC with concealed flush, part tiled walls, tiled floor, ceiling coving, integrated ceiling lighting and a towel rail radiator.

## OUTSIDE

There is joint use of the matured grounds, two allocated parking spaces as well as ample visitor parking.

## LEASEHOLD

The property is leasehold, held on a Lease for a term of 999 years from 1st January 2000.

There is currently a Service Charge payable of £255.59 per calendar month which includes the costs of buildings insurance, window cleaning, maintenance of the communal grounds and gardens and the current ground rent of £84.00 per annum.

## SERVICES

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is leasehold.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having limited and likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

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£395,000

EPC: F

**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.



## 7 RYTON HALL RYTON



**TOTAL: 131.8sq.m. 1419sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

