



1 Ruthall Close, Ditton Priors, Bridgnorth, Shropshire, WV16 6RA

BERRIMAN  
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With three bedroom, two bathroom accommodation, this modern and immaculately presented bungalow is an easy stroll to the village amenities of this Shropshire village at the foot of the Clee Hill. Of particular note is the double garage with an additional workshop together with excellent parking and a landscaped, private rear garden. Bridgnorth - 9 miles, Shrewsbury - 21 miles, Ludlow - 14 miles, Telford - 17 miles, Kidderminster - 22 miles, Worcester - 32 miles, Birmingham - 40 miles. (All distances are approximate).

## LOCATION

Ditton Priors is a small, picturesque rural village located to the south-west of the historic market town of Bridgnorth. Surrounded by rolling hills and scenic landscapes, the area is a haven for walkers, cyclists, and lovers of the outdoors, making it highly sought after for its natural beauty and community feel. The village itself has an excellent selection of local amenities including a primary school, church, post office, cafe, medical practice, convenience store and excellent butchers. There is also a petrol station, public house and a village hall/community centre, all within walking distance.

## ACCOMMODATION

Occupying a sought-after position within this popular village, this immaculately presented bungalow offers spacious, light-filled accommodation that has been meticulously maintained complete with replaced double glazed windows throughout.

On entering the property there is a through reception hall providing access to both the living and bedroom accommodation. There is an open-plan dining kitchen, beautifully appointed with a comprehensive range of matching wall and base units complemented by granite work surfaces and an inset Franke stainless steel sink. Integrated appliances include an electric oven, ceramic hob with extractor canopy above, microwave, dishwasher, fridge and washing machine. A door leads to a useful covered side entrance, providing convenient access to both the front and rear of the property.

The spacious lounge features a contemporary gas-effect fire and a window to the side elevation. Sliding patio doors open seamlessly into the adjoining conservatory, that enjoys an attractive outlook across the beautifully landscaped rear garden. The bungalow offers three well-proportioned bedrooms. The principal bedroom overlooks the rear garden and benefits from an extensive range of fitted wardrobes and drawer units, together with a stylish en-suite shower room comprising a vanity wash hand basin with storage beneath, WC, tiled shower enclosure and heated towel rail. There are two further bedrooms, along with a useful airing cupboard and built-in cloaks cupboard. The family bathroom is equally well appointed with a modern white suite incorporating a vanity wash hand basin, WC and a P-shaped panelled bath with shower over, complemented by contemporary tiling and a heated towel rail.

## OUTSIDE

Linked to the bungalow, a large double garage with roller doors, power points and lights, also has extra width for a workshop area. The driveway comfortably fits four cars and there are well maintained gardens to the front and rear of this corner plot. With a high degree of privacy, the garden has a patio area, lawns and well stocked flower beds.

## SERVICES

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

## TENURE

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

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

## DIRECTIONS

From Bridgnorth, take the A458 towards Shrewsbury. Upon entering the village of Morville, fork left onto the B4368, signposted Craven Arms. Continue along this road for approximately 3 miles, then turn left, signposted Ditton Priors. As you enter the village of Ditton Priors, the entrance to Ruthall Close can be found on the right hand-side.

### 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

Asking Price  
£450,000

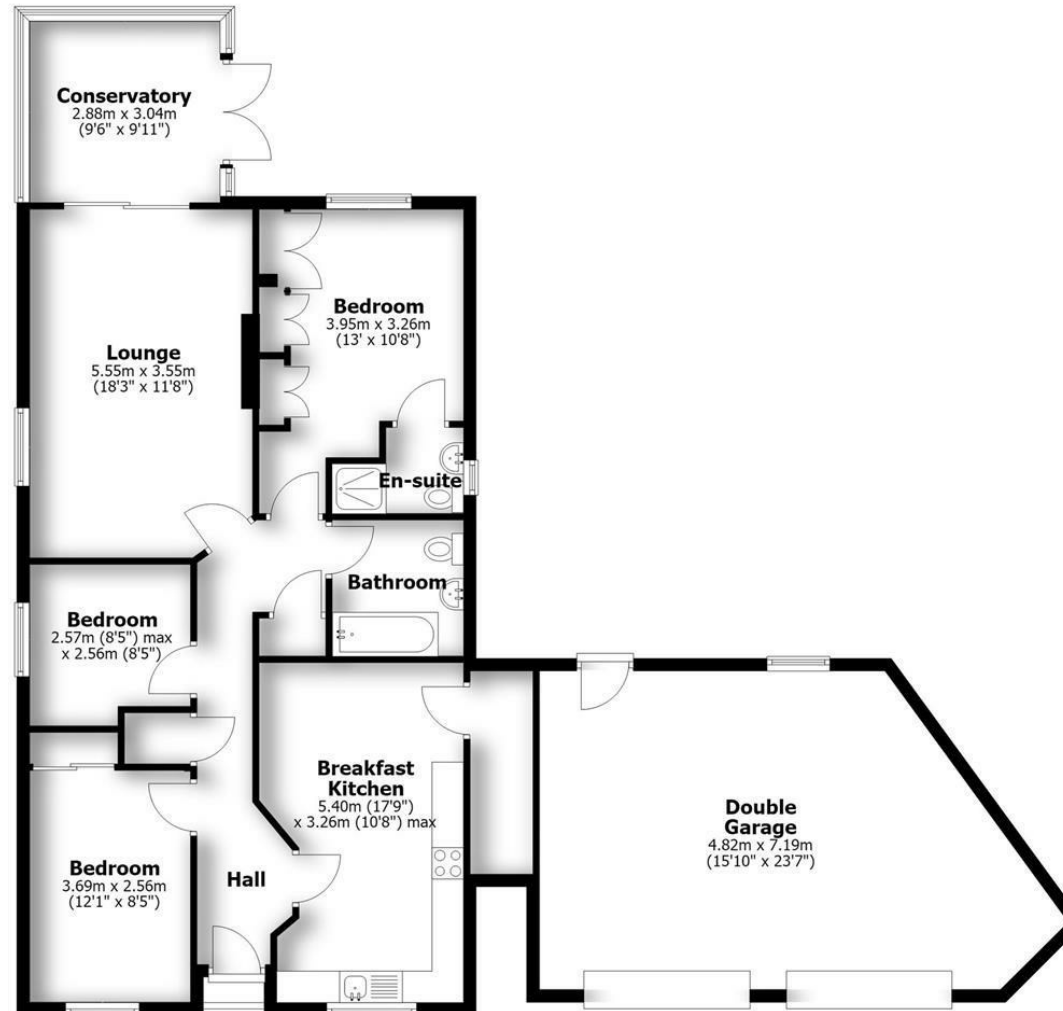
EPC:

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

**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.



**1 RUTHALL CLOSE  
DITTON PRIORS**



**Ground Floor**

BUNGALOW: 99.0sq.m. 1,065.5sq.ft.  
GARAGE: 36.3sq.m. 390.5sq.ft.  
**TOTAL: 135.3sq.m. 1,456.0sq.ft.**

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

