

Corner House 3 Stableford Hall, Stableford, Bridgnorth, WV15 5LS

BERRIMAN EATON



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OPEN TO OFFERS FOR A QUICK SALE

A single storey conversion as part of the Stableford Hall development. Beautifully presented with a private courtyard garden, garage and allocated parking. A countryside location in maintained communal landscaped gardens close to the B4176. NO ONWARD CHAIN.

Bridgnorth - 6 miles, Telford - 9 miles, Shrewsbury - 26 miles, Kidderminster - 17 miles, Stourbridge - 14 miles, Wolverhampton - 13 miles, Birmingham - 25 miles. (All distances are approximate).

LOCATION

Stableford is a small, picturesque Shropshire hamlet situated in the triangle between Wolverhampton, Telford and Bridgnorth all within easy access. Nearby amenities can be found at Sutton Maddock, Worfield and Pattingham. Stableford Hall stands within its own beautifully maintained communal grounds, privately situated with views over surrounding Shropshire countryside. 'The Corner House' has been converted with ground floor single storey accommodation and is accessed through it's own private courtyard garden with parking and a garage.

ACCOMMODATION

Tastefully presented, the property has undergone many improvements to create a comfortable and luxury home, Entering the property into the spacious reception hall with a fitted linen cupboard and underfloor heating, the kitchen is fitted with a range of painted soft close cabinets to include a pull out larder, utility cupboard providing the provision for a washing machine and dryer along with an Belfast sink and dishwasher. Granite work tops and underfloor heating. The large living room features a central fireplace housing a gas log effect burner with bespoke joinery for storage either side. Two sash windows overlook the private courtyard. Leading off the living room is a bedroom suite which offers a double bedroom and dressing area with a fitted double wardrobe along with an en-suite shower room.

From the hall there are two further good sized double bedrooms with fitted wardrobes along with the main shower room fitted with a luxury white suite to include a fully tiled walk in shower and a vanity unit comprising an inset wash hand basin and a Vitra v-care smart WC..

OUTSIDE

On approaching Stableford Hall, follow the gravelled driveway around to the right which leads into the parking area where the garages and visitor parking are located. The Corner House is positioned to the rear of the hall and is approached through the pretty courtyard garden, enjoying a private aspect with a log store and front entrance.

TENURE:

We are advised by our client that the property is a private leasehold with the 7 apartments all having an equal share of the freehold. A 999 year lease was granted in 1997. There is a service charge and ground rent payable (approximately £320pcm) which covers the cost of the maintenance of the grounds, joint use of outside water, lights, external decoration, maintenance of the building and buildings insurance. The sinking fund is £80 per month. Verification should be obtained by your Solicitors.

SERVICES:

We are advised by our client that mains water, drainage and electricity are connected, there is an individually metered communal LPG gas supply. Verification should be obtained from your surveyor.

FIXTURES AND FITTINGS:

By separate negotiation.

COUNCIL TAX:

Shropshire Council.
Tax Band: E.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS:

Leaving Bridgnorth on the A454 towards Wolverhampton. On entering Wyken turn left towards Worfield then fork off to the right. Continue to follow the lane to the junction. At the junction turn left onto the B4176 and continue past the turning for Ackleton and over the narrow bridge and then turn right (signposted Badger). Take the second entrance into Stableford Hall and follow the driveway around to the side where the parking is allocated on the right hand side along with the garaging.

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 In The Region Of
£350,000

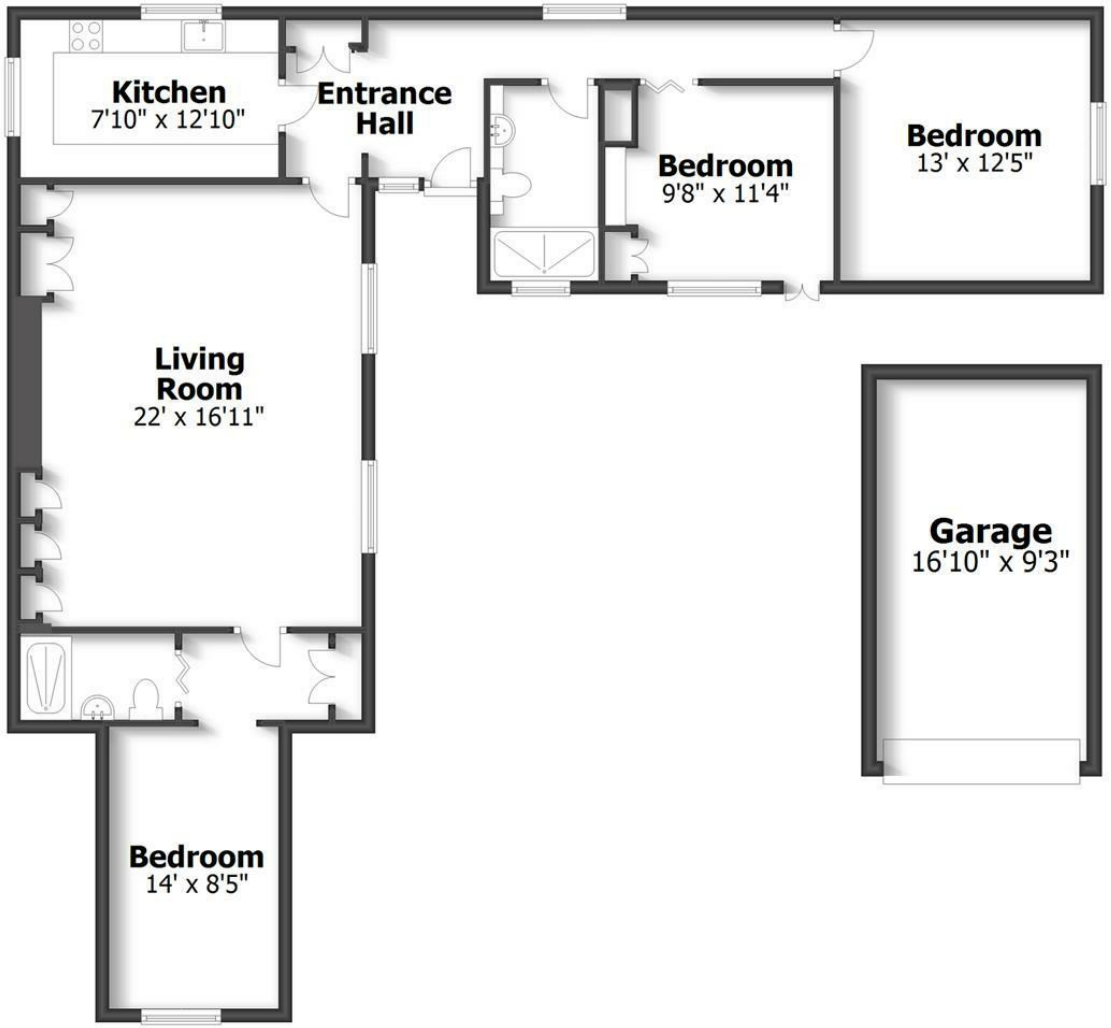
EPC: F

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.






CORNER HOUSE
3 STABLEFORD HALL



HOUSE:	106.5sq.m.	1,146.4sq.ft.
GARAGE:	14.5sq.m.	156.1sq.ft.
TOTAL:	**121.0sq.m.**	**1,302.5sq.ft.**

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







