



7 Stableford Hall, Stableford, Bridgnorth, Shropshire, WV15 5LS

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An elegant and impressive spacious three double bedroom second floor apartment set within approximately three acres of well maintained communal grounds, including a single garage and private parking.

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. More local amenities can be found in the picturesque village of Worfield with village sports facilities such as Golf, Cricket and Tennis. The location gives easy access onto the M54 and the nearest train station is in Telford, (around 10 minutes).

Stableford Hall stands within its own beautifully manicured communal grounds, privately situated with views over surrounding Shropshire countryside. Apartment 7 is located on the second floor, a luxury apartment with all rooms generously proportioned and having retained original features such as decorative coving, with double glazed period style windows that provide an abundance of natural light throughout and enjoying elevated views overlooking the gardens. Our clients have kept the apartment in pristine condition and invested in designer fittings, the kitchen most recently refitted with top of the range units and appliances.

ACCOMMODATION

Entering the hall through the main reception with security intercom. Stairs rise to the second floor having a private entrance into apartment 7. The apartment offers an extensive reception hall incorporating a DINING AREA area if required. The large DRAWING ROOM enjoys a dual aspect overlooking the grounds with a bay window and central fireplace flanked by two arched feature recesses with cupboards below. A formal DINING ROOM (bedroom 4) offers elevated views with an open fireplace. A modern KITCHEN provides a range of built in high gloss units comprising base cupboards and drawers with work tops over, inset sink unit having boiling water tap, along with an oven, ceramic induction hob, upright fridge freezer and dishwasher. A door leads out to an external staircase to the garden. A separate UTILITY room provides further concealed storage, sink unit, washing machine and a wall mounted central heating boiler.

Leading off the reception hall is the master BEDROOM SUITE enjoying two windows to the front aspect, bespoke fitted wardrobes with sensor lighting and an EN-SUITE bathroom. There are a further TWO DOUBLE BEDROOMS overlooking the front aspect one of which offers an extensive range of fitted wardrobes. The large main BATHROOM is fitted with a modern white suite including a walk in shower, bath with shower attachment, WC, bidet, heated towel rail and fitted storage cupboards.

OUTSIDE

Stableford Hall stands in beautiful matured grounds extending to approximately three acres with many fine trees, shrubberies, planted beds and borders with well manicured lawns incorporating many seating areas which surround the gravelled entrance drive. The driveway sweeps around leading to a residents and visitors parking area and garaging. Apartment 7 owns a single, with an electric door to the front and mezzanine storage above.

TENURE:

The property is leasehold held on a tenure for 999 years from 25th December 1987. The freehold is held by Stableford Hall (Management) Limited. of which each of the owners are shareholders.

SERVICE CHARGE;

We have been informed by our client that there is a service charge payable of £300.00 per month which covers the cost of the maintenance of the grounds, outside lighting, external decoration, maintenance of the building and buildings insurance. Please note the lease does not allow for sub letting.

SERVICES;

We are informed by the vendors that mains water, drainage and electricity are connected, there is an individually metered communal LPG gas supply. The Worcester Bosch LPG boiler has a 5 year warranty up until 8th February 2023. Please obtain verification from your surveyor.

COUNCIL TAX:

Shropshire Council 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:

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 over the bridge taking a right hand turn (signposted Stableford/Badger). Continue to follow the lane along where the entrance to Stableford Hall is positioned along on the left hand side.

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Offers Around
£380,000

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.



APARTMENT 7
STABLEFORD HALL, SHROPSHIRE

APARTMENT: 196.5sq.m. 2,114.7sq.ft.
 GARAGE: 14.1sq.m. 151.5sq.ft.
TOTAL: 210.6sq.m. 2,266.2sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



SECOND FLOOR

