



4 Ryton Hall, Ryton Park Ryton, Shifnal, Shropshire, TF11 9NY

BERRIMAN
EATON

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An elegant and spacious apartment which is well-appointed throughout with many original features which sits in landscaped grounds

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 access to the entire motorway network. The extensive amenities in Telford and also the market town of Bridgnorth are nearby. There are rail stations in Telford, Shifnal, Cosford, Albrighton and Wolverhampton.

DESCRIPTION

4 Ryton Hall is a particularly stylish and spacious apartment forming part of the conversion of Ryton Hall, which was originally built in about 1905 and converted in the early 2000s into a select scheme of just ten apartments. This one includes many of the original main rooms with tall windows and high ceilings and offers all the advantages of living in a country house.

Ryton Hall stands behind a front garden with lawns, beds of flowering and ornamental shrubs and with a parking area in parts laid in red brick pavements.

ACCOMMODATION

An open porch with glazed, coloured and leaded double doors opens into the communal foyer with a front door with numbered window over opening into the HALL with coved ceiling, ceiling cornice, understairs store and a cloaks area with coat hooks leading to a GUEST CLOAKROOM with WC, pedestal wash basin and coved ceiling. A glazed door opens into the LOUNGE with coved ceiling, ceiling cornice, two double glazed sash windows overlooking the communal gardens, wiring for wall lights and a solid fuel burning stove set on a marble hearth with stone surround. The SITTING ROOM has wooden parquet flooring, two double glazed sash windows, recessed display shelving, coved ceiling and ceiling cornice. There is a large DINING KITCHEN with a range of wall and base units with roll top working surfaces, tiled splash back and under counter lighting, a sink and drainer has a double glazed sash window over, there is a concealed, wall mounted Worcester Bosch boiler, space for a range style cooker set in a recess with filtration unit above, wine racks, glazed display units, a central island, integrated appliances including a dishwasher, washer dryer, fridge and fridge freezer, tiled flooring throughout with ample space for dining.

Stairs with wooden balustrading and wiring for wall lights rise to the first floor landing with a glazed and coloured roof light, coved ceiling, ceiling cornice, access to the loft via a drop down ladder and a linen cupboard with slatted shelving housing the pressurised hot water cylinder. The PRINCIPAL BEDROOM SUITE has a large double bedroom with four, double built in wardrobes, a dressing table with drawers, two double glazed sash windows, coved ceiling, ceiling cornice and a door to the EN-SUITE with a panelled bath with handheld shower attachment, a shower cubicle, wash basin with cupboards beneath, WC and integrated ceiling lighting. BEDROOMS TWO AND THREE are both double in size and the BATHROOM has a panelled bath with shower attachment over, pedestal wash basin, vanity unit with WC, bidet and drawers, part tiled walls, heated ladder towel rail, integrated ceiling lighting and wall cabinets.

OUTSIDE

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

LEASE DETAILS

The property is leasehold, held on a Lease for a term of 999 years from 1st January 2000 therefore having 975 years remaining.

There is currently a Service Charge payable of £264.20 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 £1.00 per annum. There is an annual payment to the Ryton Park Committee towards the upkeep of the communal areas which amounts to £97.

We are informed by the Vendors that mains water, drainage and electricity are connected and the heating is LPG.

COUNCIL TAX BAND F - Shropshire Council.

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 the main providers are likely to cover the area outside with limited coverage inside

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

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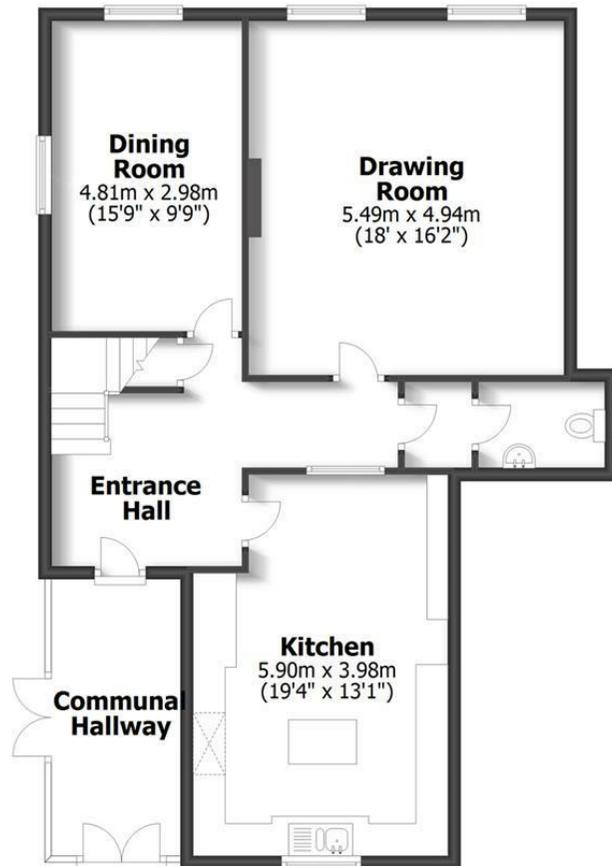
Offers Around
£399,950

EPC: E

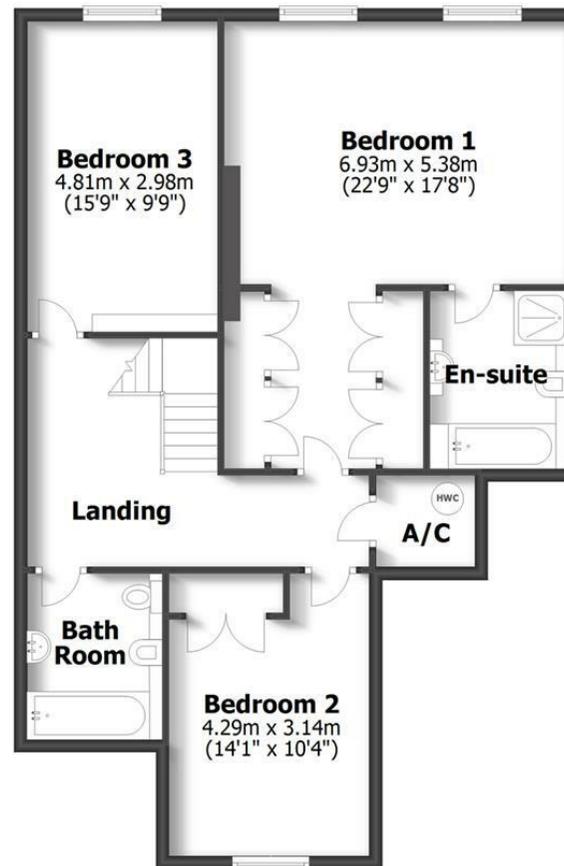
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



4 RYTON HALL RYTON



Ground Floor



First Floor

TOTAL: 172.7sq.m. 1859sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



