





4 Hopyard Court, Ryton, Dorrington, Shrewsbury, SY5 7NJ
Offers Around £325,000

Offered for sale with no upward chain, this deceptively spacious three bedroom family home is located in the popular village of Ryton. Occupying a quiet position, yet close to neighbouring amenities including public house, village hall and chapel. There are also delightful rural walks close by and the home is within a good school catchment area and only a short drive to the A49.

The accommodation briefly comprises: entrance hallway, lounge, kitchen/dining room, conservatory and downstairs WC. To the first floor are three well-proportioned bedrooms, one of which benefits from a refitted en-suite shower room, along with a refitted family bathroom. Externally, the property benefits from a garage and ample off-road parking.



Hallway

15'4 x 3'7 (4.67m x 1.09m)

With carpet and wood effect flooring, window to the front, radiator, understairs storage cupboard and a further storage cupboard.

Downstairs WC

5'6 x 2'9 (1.68m x 0.84m)

Fitted with a white suite comprising wash hand basin with mixer tap, low level flush WC, radiator and extractor fan.

Living Room

13'2 x 12 (4.01m x 3.66m)

With fitted carpets, coal effect fireplace with marble hearth and surround, window to the front and radiator.

Kitchen/ Diner

20'1 x 9'7 (6.12m x 2.92m)

Fitted with an extensive range of shaker-style units with fitted worktops and a stainless steel 1½ bowl sink unit. Integrated appliances include a dishwasher, oven and gas hob with extractor hood over. Ceramic tiled flooring, half tiled walls, and a radiator. French doors open into the conservatory.

Conservatory

19'3 x 8'10 (5.87m x 2.69m)

With tiled flooring, underfloor heating with 'warmup' heating control, glazed windows and French double doors lead out into the garden.

Stairs rise to the first floor landing.

Principal Bedroom

12'1 x 9'9 (3.68m x 2.97m)

With fitted carpets, radiator, access to roof space and window overlooking rear garden and surrounding countryside.

Refitted En Suite Shower Room

8'4 x 2'9 (2.54m x 0.84m)

Fitted with a white suite comprising shower cubicle with shower unit and waterfall head, wash hand basin, low level flush WC and extractor fan.

Bedroom Two

10'2 x 8'9 (3.10m x 2.67m)

With fitted carpets, radiator and window to the front.

Bedroom Three

9'6 x 7'6 (2.90m x 2.29m)

With fitted carpets, radiator and window overlooking rear garden and surrounding countryside.

Refitted Family Bathroom

9'6 x 8 (2.90m x 2.44m)

Fitted with a white suite comprising panelled bath with mixer tap, separate shower cubicle with shower unit and waterfall head, low level flush WC, wash hand basin with storage cupboards under, extractor fan, chrome ladder style heated towel rail, and window to the front.

Garage

16'7 x 8'11 (5.05m x 2.72m)

With concrete flooring, power and lighting and up and over door.

Outside

To the front of the property there is a generous driveway providing parking for several vehicles, along with an integral garage.

The rear garden has been thoughtfully designed to create an inviting outdoor retreat mainly laid to lawn with well-established planting, while also enjoying beautiful views over the surrounding countryside. The garden also features a Arctic cabin.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. We understand the Broadband Download Speed is: Standard 7 Mbps & Superfast 1800 Mbps. Mobile Service: Good Outdoor/ Variable Indoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries. We are also advised that there is a service charge £40 per month (general maintenance of shared driveways, parking area and private drainage arrangements)

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343

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& Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.