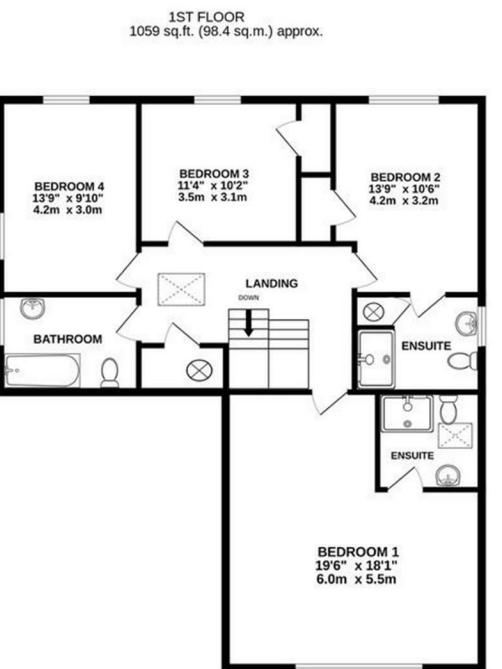
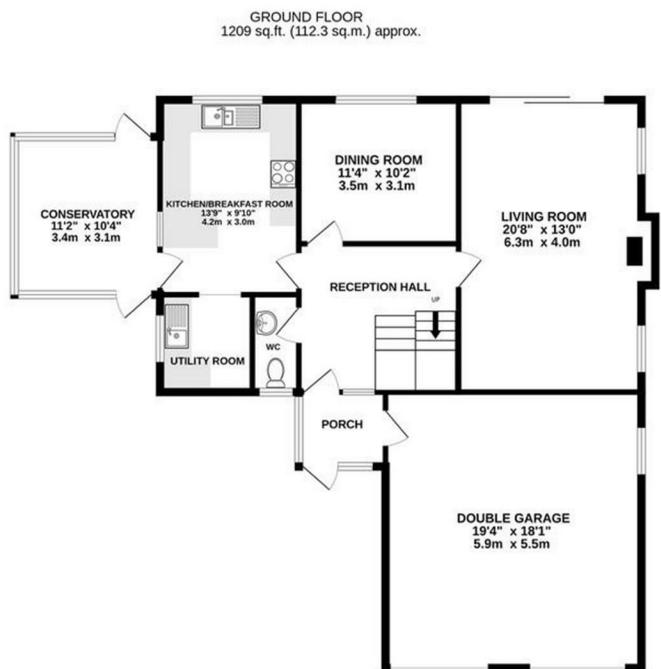


FOR SALE

Meadow House Frodesley, Dorrington, Shrewsbury, SY5 7HD



TOTAL FLOOR AREA: 2,268 sq.ft. (210.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

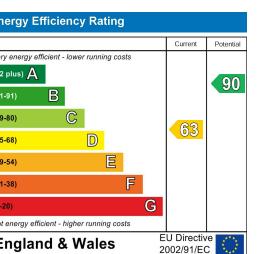
Offers in the region of £550,000

Meadow House Frodesley, Dorrington, Shrewsbury, SY5 7HD

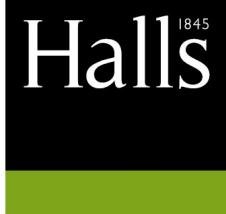
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Meadow House is a well presented modern family home tucked away in a picturesque rural location with lovely front and rear gardens, good accommodation and stunning countryside views.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Halls¹⁸⁴⁵

Mileages: Shrewsbury 10 miles, Condover 3.5 miles, Longnor 2.2 miles, Telford 15.3 miles, Birmingham 53 miles. All mileages are approximate.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



- 4 Bedrooms - 3 Bathrooms
- 3 Reception rooms
- Beautiful gardens
- Stunning views
- Picturesque location
- Good schooling options

DIRECTIONS

From Shrewsbury take the A49 through Bayston Hill and continue through the village of Dorrington. Continue on the A49 before turning left signposted Acton Burnell. Continue through the village of Longnor before reaching a crossroads. Turn left and continue until turning right down Frodesley Lane. Meadow House can be found after a short distance on your left hand side.

SITUATION

Meadow House is situated in the rural hamlet of Frodesley, which is situated in beautiful rolling Shropshire countryside. Local amenities can be found in Acton Burnell, which has a post office and general store. A more extensive range of shopping, recreational and educational facilities can be found in the historic county town of Shrewsbury. The property is within the reach of local schools including Longnor Primary School (outstanding Ofsted 2023), Condover and Church Stretton School.

Communications in the area are good with the M54 (Junction 7) providing access to Telford, the West Midlands conurbation and the national motorway network. From Shrewsbury the A5 provides access to Mid and North Wales linking with the A53 to The Potteries and the A49 to Chester, Manchester, Liverpool and beyond. There is an InterCity rail network from Shrewsbury, Wellington, Telford and Stafford as well as the national airports of Birmingham, Manchester, Liverpool and the East Midlands.

DESCRIPTION

Meadow House offers great modern family living accommodation set over two floors. On the ground floor there is a kitchen/breakfast room with arch leading to the utility room and a conservatory beyond that is positioned to the side of the property offering views of the front and rear gardens. Centrally positioned there is a dining room and a wonderful sitting room with sliding doors leading to the patio and beautifully maintained rear gardens beyond. On the first floor there is a marvellously proportioned principle bedroom with en suite shower room, three further good size double bedrooms (one with en suite) and a family bathroom.

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL

Giving access to all the ground floor accommodation, staircase leading to first floor and under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

A range of wall and floor fitted units, built in appliances, lovely views over the rear gardens.

UTILITY ROOM

Further wall and floor units, sink and space for fridge/freezer.

CONSERVATORY

Offering lovely garden views. It has the potential to have heating added.

DINING ROOM

Window overlooking the rear gardens.

SITTING ROOM

Well proportioned room with brick fireplace and log burning stove. Sliding door giving access to rear patio and gardens beyond.

PRINCIPLE BEDROOM

Large bedroom with built in wardrobes and en suite shower room.

BEDROOM TWO

With en suite shower room and built in wardrobe.

BEDROOM THREE

BEDROOM FOUR

OUTSIDE

Outside there are well maintained and landscaped private front and rear gardens. The property is approached by a tarmacadam private driveway offering plenty of parking leading to an integral double garage. There is also a gravelled area offering further parking.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, are understood to be connected. Private drainage. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsbg.com