

Fresh Winds, Station Road, Dorrington, Shrewsbury,
Shropshire, SY5 7LH

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £260,000

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN, this well-proportioned two-bedroom detached bungalow provides an excellent opportunity for those seeking single-storey living. The property is situated within the sought-after village of Dorington, enjoying a peaceful yet well-connected setting. Dorington is a popular village approximately 6 miles south of Shrewsbury, offering a blend of rural charm and everyday convenience. The village itself benefits from local amenities including shop, public house, primary school, making it attractive to a range of buyers. The property is particularly well positioned for commuters, with excellent access to the A49 trunk road, providing direct routes north of Shrewsbury and south towards Ludlow and Hereford. The nearby A5 offers further connectivity to Telford and the wide Midlands motorway network, including the M54. Mainline rail services are available from Shrewsbury, offering connections to Birmingham, Manchester, and London, enhancing the property's appeal for those needing to travel further afield. Viewing is recommended.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge, kitchen/dining room, two bedrooms, shower room, oil fired central heating, sealed unit double glazing, driveway, detached single garage, mature private enclosed front and rear gardens.

The accommodation in greater detail comprises:

Side storm porch with quarry tiled steps leading up to side entrance which gives access to:

Entrance hall

Having radiator. From entrance hall door gives access to:

Lounge

15'11 x 9'10

Having two radiators, fireplace with raised tiled hearth and surround (which is currently blocked off), TV aerial point, serving hatch to kitchen/dining room sealed unit double glazed window to front.

From entrance hall door gives access to:

Kitchen/dining room

16'6 x 10'10 max

The kitchen/dining room room comprises of a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap, sealed unit double glazed window to front, space for cooker, space for washing machine, Mistral oil fired central heating boiler, sealed unit double glazed window leading to side of property, built-in store cupboard with shelving, space for upright fridge freezer, airing cupboard housing lagged copper cylinder.

From entrance hall doors give access to : Three bedrooms and shower room

Bedroom one

12'0 x 10'11

Having built-in wardrobe/ cupboard. radiator, pull cord, sealed unit double glazed window to rear.

Bedroom two

10'10 x 10'9

Having: sealed unit double glazed window to rear, radiator. built-in wardrobe/ cupboard.

Shower room

Having walk-in tiled shower cubicle with Triton TATi electric shower, vanity unit, low flush WC, radiator, heated chrome style towel rail, fully tiled to walls, sealed unit double glazed window, pull cord.

Outside

The property is approached via a concrete driveway giving access to:

Detached single garage

With up-and-over door.

Front garden

The front garden is a pleasant size and has lawn garden area with mature bushes and trees, specimen shrubs, plants. Gate gives access to:

Rear gardens

Comprising: lawn gardens bordered by fencing and hedging, lean to greenhouse/shed and oil tank.

Services

Mains water, electricity, septic drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients 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.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and

viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

Ground Floor

