

East Mynd Main Road, Dorrington, Shrewsbury, Shropshire,
SY5 7JW

www.hbshrop.co.uk



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Offers In The Region Of £685,000

Viewing: strictly by appointment through the agent

Occupying a beautifully kept, private and generous size plot, this is an attractive, improved, spacious and well maintained four double bedroom executive style detached family home. The property is situated within this sought after village location approximately 6 miles South of Shrewsbury and a similar distance North to Church Stretton. Access to the A5 on the dual carriageway linking up to the M54 motorway network is readily accessible from the property. Local amenities include; Primary school, Village convenience store, Public house, Medical practice and a Church. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, separate dining room, modern refitted kitchen/diner with a range of built-in appliances and fitted granite worktops, garden room, refitted utility room, study area, feature first floor landing, spacious master bedroom with an attractive ensuite bathroom, three further double bedrooms, refitted family bathroom, beautifully maintained front and landscaped private rear enclosed gardens, generous stone driveway providing ample off street parking, large 1 and a 1/2 garage, sought after village location, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with replacement double glazed entrance door and UPVC double glazed window to side gives access to:

Reception hallway

Having radiator, coving to ceiling, useful downstairs recess.

Door from reception hallway gives access to:

Cloakroom

Having a white suite comprising: low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, tiled to walls, UPVC double glazed window to rear, heated chrome style towel rail.

Wooden framed glazed double doors from reception hallway gives access to:

Bay fronted lounge

25'6 max into bay x 11'4

Having walk-in UPVC double glazed bay window to front, two further UPVC double glazed windows to side, UPVC double-glazed bifolding doors giving access to rear gardens, living flame coal effect gas fire set to a marble style hearth with decorative fire surround, two radiators, coving to ceiling.

Door from reception hallway gives access to:

Dining room

12'9 x 9'8

Having UPVC double glazed window to front, radiator, coving to ceiling.

Wooden framed doors from dining room and part glazed door from reception hallway gives access to:

Refitted kitchen/diner

20'4 x 9'6

having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset 1 1/2 sink with mixer tap over, integrated Bosch double oven, integrated microwave, integrated four ring Bosch hob with stainless steel cooker canopy over, integrated dishwasher, tiled splash surrounds, radiator, recessed spotlights and coving to ceiling, UPVC double glazed window overlooking the property's rear gardens, integrated fridge and freezer.

Square arch from kitchen/diner gives access to:

Garden room

10'0 x 8'6

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, recessed spotlights and double glazed rood window to ceiling, UPVC double glazed bifolding doors giving access to rear gardens, tiled floor.

From kitchen/diner wooden framed glazed door gives access to:





Refitted utility room

7'7 x 7'0

Having fitted Granite worktop with inset stainless steel sink and mixer tap over, floor mounted gas fired central heating boiler, base units, eye level store cupboards, space for washing machine, tiled splash surrounds, UPVC double glazed window to rear, tiled floor, wood effect PVC double glazed door giving access to side and rear of property, recessed spotlights and coving to ceiling.

Door from utility room gives access to:

Study area

11'9 x 7'7

Having UPVC double glazed window to side, radiator, wood effect flooring, service door to garage.

From reception hallway a contemporary oak and glazed framed staircase leads to:

Feature first floor landing

Having double glazed window to rear, coving to ceiling, loft access, radiator, airing cupboard.

Doors then give access to: All bedrooms and refitted family bathroom.

Bedroom one

20'4 max x 17'10 max

Having three UPVC double glazed windows to front and rear of property, two radiators, eaves storage, coving to ceiling.

Door to:

Modern en-suite bathroom

Having a four piece white suite comprising: Timber style panel bath with shower attachment off taps, corner style shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, tiled for walls, tiled floor, heated chrome style towel rail, UPVC double glazed window to rear.

Bedroom two

11'7 x 11'4

Having UPVC double glazed window to rear, radiator, wash hand basin with tiled splash surround and storage cupboard below, wood effect flooring, coving to ceiling, radiator.

Bedroom three

11'3 x 11'0

Having UPVC double glazed window to front, wood effect flooring, radiator, coving to ceiling.

Bedroom four

10'3 x 9'8

Having UPVC double glazed window to front, radiator, coving to ceiling, wood effect flooring.

Refitted family bathroom

Having a four piece suite comprising: Panel bath, low flush WC, pedestal wash hand basin, tiled shower cubicle with wall mounted mixer shower, UPVC double glazed window to rear, tiled to walls, tiled to floor, heated chrome style towel rail.

Outside

The property occupies a large and particularly secluded plot, timber gate gives access to a curved stoned driveway providing ample off street parking for a number of vehicles. From the driveway access is then given to:

Large 1 1/2 garage

17'4 max reducing down to 7'7 min x 17'11 max redu

Having two up and over doors, fitted power and light.

The beautifully kept front gardens comprise: lawn garden sections, fruit trees, mature shrubs, plants, bushes and hedging, outside lighting points. Gated side access then leads to the property's:

Generous size landscaped rear gardens

Comprising: Paved patio area, covered paved sun terrace, outside lighting points, outside cold tap, lawn gardens, raised beds, vegetable plots, inset specimen shrubs, plants and bushes. The rear gardens are enclosed by fencing and mature hedging.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND

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

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