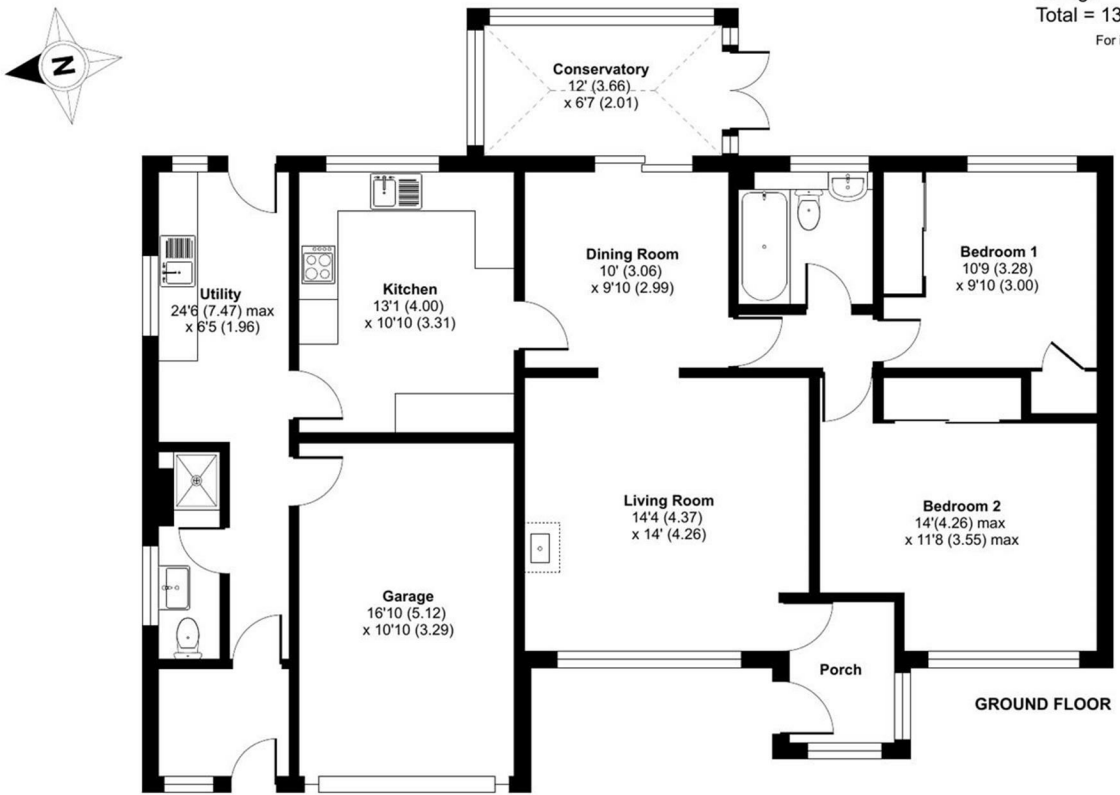


FOR SALE

18 Bank Drive, Dorrington, Shrewsbury, SY5 7JH



Approximate Area = 1163 sq ft / 108 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1345 sq ft / 124.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1295492



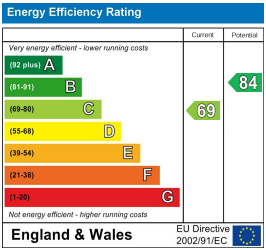
FOR SALE

Offers in the region of £375,000

18 Bank Drive, Dorrington, Shrewsbury, SY5 7JH

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



An updated and spacious detached bungalow, situated in an incredibly private position at the end of a lovely end of cul-de-sac on the outskirts of this popular village.



01743 236 444


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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.




MILEAGES: Shrewsbury 7.4 miles, Telford 19.6 miles. All mileages are approximate.



2 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



- Deceptively spacious
- Well presented throughout
- 2 reception rooms
- Conservatory
- Kitchen/breakfast room
- Mature westerly facing gardens

DIRECTIONS
From Shrewsbury proceed South along the A49 through Bayston Hill and upon reaching the village of Dorrington, take the left turn into Station Road signposted towards Condover. Proceed a short distance and take the right turn into The Bank and follow the road around to the left and into Bank Drive. Proceed to the end of the cul-de-sac where the property will be identified on the right hand side.

SITUATION
The property is most attractively situated in the popular and picturesque village of Dorrington. Dorrington itself offers a selection of amenities including a primary school, shop, butchers and public house/restaurant. Easy access can be gained to the county town of Shrewsbury where a fashionable range of social and leisure facilities can be found. Commuters will be pleased to note that there is ready access to the A5 which links through to the M54 motorway and onto Telford. The A49 also provides access down to Church Stretton, Hereford and South Wales beyond.

DESCRIPTION
18 Bank Drive is located in a wonderful position at end of a cul-de-sac and is situated on a wonderful sized plot. A perfect property for those wishing to downsize but have the potential to continue gardening. The property has been updated throughout and now offers beautifully presented, spacious and flexible accommodation . The accommodation briefly comprises the following: reception hall, lounge, dining room, UPVC double glazed conservatory, re-fitted kitchen/breakfast room, utility room, shower room, inner hallway, bedroom one, bedroom two, bathroom, tarmacadam driveway, garage, front and generous sized rear enclosed gardens, UPVC double glazing, gas fired central heating.

ACCOMMODATION
Replacement double glazed entrance door gives access to:-

RECEPTION HALL
Two UPVC double glazed windows, radiator.

LIVING ROOM
UPVC double glazed window to front, wood burning stove, coving to ceiling. Opening leads through to:-

DINING ROOM
With coving to ceiling, UPVC double glazed sliding door gives access to:-

CONSERVATORY
With a brick base, range of UPVC doble glazed windows overlooking the beautifully maintained rear gardens, a tiled floor, UPVC double glazed French doors giving access to rear gardens, polycarbonate roof.

RE-FITTED KITCHEN/BREAKFAST ROOM
The kitchen has a range of eye and base level units with built-in cupboards and drawers, integrated double oven, slimline dishwasher, stainless steel finished four ring gas hob with stainless steel cooker canopy over, under unit lighting, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window overlooking rear gardens, coving to ceiling, space for upright fridge freezer, vinyl tiled effect floor covering.

UTILITY ROOM
Comprising base units with built-in drawers, fitted worktop with inset stainless steel sink with mixer tap over, tiled splash surround, radiator, vinyl tiled effect floor covering, UPVC double glazed window to side, UPVC double glazed doors giving access to front and rear of property, coving to ceiling, wall light point, wall mounted Worcester gas fired central heating boiler (which was fitted in April 2024), loft access, UPVC double glazed service door to garage. UPVC double glazed door from utility room gives access to:-

SIDE HALL
Having UPVC double glazed door and window to front.

SHOWER ROOM
With a tiled shower cubicle, wall hung wash hand basin, low flush WC, UPVC double glazed window to side, vinyl tiled effect floor covering, extractor fan and coving to ceiling.

INNER HALLWAY
Having secondary loft access. Doors then give access to: -

BEDROOM ONE
With UPVC double glazed window to front, large built-in wardrobe, coving to ceiling, two wall light points.

BEDROOM TWO
With large built-in double wardrobes and shelved store cupboard, UPVC double glazed window to rear, coving to ceiling, two wall light points.

BATHROOM
Having a three piece white suite comprising: timber style panel bath with shower attachment, WC with hidden cistern, wash hand basin set to vanity unit, vinyl floor covering, fully tiled to walls, UPVC double glazed window to rear, coving to ceiling, mirror fronted bathroom cabinet.

OUTSIDE
To the front of the property there is an attractive low maintenance landscaped front garden comprising: a stoned area, raised beds, Indian sandstone paved pathway giving access to front door. To the side of the front garden there is a tarmacadam driveway which gives access to:-

GARAGE
With an up and over door, fitted power and light, electricity consumer unit, electric meter and gas meter.

Gated pedestrian side access to either side of the bungalow then leads to the:-

REAR GARDENS
Wonderfully well maintained westerly facing gardens that has a large Indian sandstone paved patio/sun terrace, retaining brick wall with Indian sandstone paved steps leading to a lawned garden with well stocked beds containing a variety of shrubs, plants and bushes, stoned area and 2 timber garden sheds. The rear gardens are enclosed by fencing.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.