



Roger
Parry
& Partners

5 The Woodlands, Dorrington, Shrewsbury,
SY5 7LG



**5 The Woodlands, Dorrington, Shrewsbury, SY5 7LG
Offers In The Region Of £475,000**

Holding a private location with stunning countryside views, this detached four-bedroom house is situated within the village of Dorrington with amenities and bus links to Shrewsbury within walking distance.



5 The Woodlands is an attractive detached house situated in the heart of the conveniently located village of Dorrington, 7.5 miles South of Shrewsbury. The property has undergone significant refurbishment in the last 3 years including the replacement of all windows and doors, a front porch extension, the replacement of all guttering, soffits, and fascia's as well as all external timbers with uPVC boarding, and the installation of a new gas-fired combi-boiler.

The accommodation briefly comprises an enlarged entrance hallway, living room, dining room, kitchen with attached utility, study, cloakroom, four bedrooms, a family bathroom, and an ensuite bathroom. Externally there is an enclosed rear garden with far-reaching countryside views and, to the front, a block paved drive with parking for several vehicles, and access to a detached double garage.

ENTRANCE HALLWAY

Flagstone flooring with a composite uPVC front door, a floor-to-ceiling front aspect privacy window, front and rear aspect windows, stairs to the first floor with storage underneath, and one radiator. Provides access to the living room, study, and kitchen.

CLOAKROOM

Continued flagstone flooring, w.c. with low-level flush and a wash-hand basin with built-in storage.

STUDY

9'10" x 8'8" (3 x 2.64)

Carpet flooring, front aspect window, and one radiator.

LIVING ROOM

17'7" x 12'7" (5.36 x 3.84)

Carpet flooring, front aspect window, large inglenook fireplace with two inset windows, a multi-fuel burner, a tiled hearth, and an attractive slate feature wall. Two radiators.

DINING ROOM

10'3" x 13'0" (3.12 x 3.96)

Carpet flooring, rear aspect sliding patio doors, and one radiator.

KITCHEN

10'3" x 14'9" (3.12 x 4.5)

Continued flagstone flooring, rear aspect window, built-in base, and wall units with integrated appliances including a one-and-a-half bowl stainless steel sink, four-ring gas hob, and an electric oven. In addition, there is space for a tall fridge/freezer and dishwasher. A built-in breakfast bar provides space for casual eating.

UTILITY ROOM

10'3" x 4'8" (3.12 x 1.42)

Continued flagstone flooring, rear composite, uPVC glazed door, built-in base units with an integrated stainless-steel sink, and space for a washing machine and dryer. One radiator.

STAIRS TO:

BEDROOM ONE

10'5" x 15'9" into wardrobes (3.18 x 4.8 into wardrobes)

Carpet flooring, rear aspect window, two built-in double wardrobes, and one radiator.

ENSUITE

Tile flooring, side aspect frosted window, large corner shower unit with a fully tiled surround, storage units including a w.c. with a low-level flush and a wash-hand basin, heated stainless-steel towel rail.

BEDROOM TWO

11'8" x 10'5" (3.56 x 3.18)

Carpet flooring, front aspect window, two built-in double wardrobes, and one radiator.

BEDROOM THREE

12'6" x 8'10" (3.81 x 2.69)

Carpet flooring, rear aspect window, and one radiator.

BEDROOM FOUR

7'10" x 8'10" (2.39 x 2.69)

Carpet flooring, front aspect window, and one radiator.

FAMILY BATHROOM

Tiled floor, rear aspect frosted window, built-in shower cubicle with fully tiled surround, fitted corner bath, wash-hand basing, and a stainless-steel heated towel rail.

OUTSIDE

The enclosed rear garden comprises a lawn, patio, and bark-chipping borders. There are several mature trees, and bushes as well as impressive far-reaching countryside views. To the front, a block paved drive allows parking for several cars, turning space, and access to the detached double garage.

DOUBLE GARAGE

16'6" x 16'4" (5.03 x 4.98)

Concrete flooring, glazed pedestrian door, newly installed remote-controlled roller door, lighting, and power.

SERVICES

Mains gas-fired central heating

Mains water

Mains electricity

Mains drainage

Council tax band F

Tenure - Freehold

LOCATION

Dorrington is a conveniently located village 7.5 miles South of the market town of Shrewsbury. The village has a range of local amenities including a local pub, shop, butchers, and a school. The A49 passes through the village allowing South to Church Stretton and Ludlow, and North to Shrewsbury, the A5, and M54. Local bus routes pass through the village in both directions.

DIRECTIONS:

From A5 Bayston Hill roundabout (Dobbies), proceed south along the A49 Trunk Road, continue for approximately 4 miles, passing through Bayston Hill, and past Shrewsbury Golf Club. upon entering Dorrington, take the left-hand turn onto Station Road and continue for approximately 50 yards where the turning into The Woodlands is on your left. Continue into the development and the property is at the end on your left.

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



Total area: approx. 160.6 sq. metres (1728.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority:

Council Tax Band: F

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.

Directions:

From A5 Bayston Hill roundabout (Dobbies), proceed south along the A49 Trunk Road, continue for approximately 4 miles, passing through Bayston Hill, and past Shrewsbury Golf Club. upon entering Dorrington, take the left-hand turn onto Station Road and continue for approximately 50 yards where the turning into The Woodlands is on your left. Continue into the development and the property is at the end on your left

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



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.