





Cevenne Stapleton, Dorrington, Shrewsbury, SY5 7EF
Offers In The Region Of £350,000

Offered for sale with no upward chain, this versatile and deceptively spacious 3 bedroom detached bungalow offering scope for improvement set in a lovely plot with generous rear garden. The accommodation comprises of: Reception hall, Lounge, Dining Room, Kitchen, Sun Room, Utility, WC, Three Bedrooms and Bathroom. The property also features a two driveways at the front and tandem garage.



Located in the popular village of Stapleton. The is a pretty village is conveniently situated approximately 6 miles south of the market town of Shrewsbury with Church Stretton also only a short drive away.

Reception Hall

With wooden entrance door leading into Reception Hall with airing cupboard and access to loft space

Lounge

With bay window to front and open fire with decorative brick surround. Radiator and door leading into

Dining Room

With radiator and doors leading into

Sun Room

With window and doors providing a pleasant view to garden

Kitchen

Fitted with a range of units comprising inset sink with taps set into worksurfaces, extending to two wall sections. Extensive range of cupboards and drawers under, space for fridge freezer, built in single oven with hob. Range of built in eye level cupboards. Radiator and window to rear. Door to

Utility

With space and plumbing for washing machine, worksurface area, doors leading to front and rear.

Cloakroom

Fitted with WC

Bedroom

With window to front, built in wardrobe and radiator.

Bedroom

Window to rear, radiator and built in wardrobe.

Bedroom/ Study

With window to front and radiator.

Bathroom

Fitted with a white suite comprising of paneled bath with electric shower over, wash hand basin and wc. Window to rear.

Outside

Located in the popular village of Stapleton, accessed from the roadside to driveway leading to GARAGE with up and over door and benefits from a garage pit. Please note the garage is of a tandem style with door to garden. Further driveway leads to the rear which is mainly laid to lawn with garden store and enclosed with fencing.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and private drainage services are connected. The property has oil central heating. We understand the Broadband Download Speed is: Basic 16 Mbps & Superfast 1800 Mbps. Mobile Service: None/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

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.

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

**Roger
Parry**
& Partners



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.