



Roger
Parry
& Partners

14 The Maitlands, Dorrington, Shrewsbury,
SY5 7LD



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Offers In The Region Of £259,995**

A beautifully presented and particularly well proportioned three bedroom semi detached house situated in this popular village location approximately 6 miles south of Shrewsbury and has a wide variety of local amenities and is a similar distance to the north of Church Stretton. The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive kitchen/diner, first floor landing, three bedrooms, fitted bathroom, well maintained front and rear enclosed gardens, driveway and single garage, UPVC double glazing gas fired central heating, popular village location.



Canopy over replacement double glazed entrance door gives access to:

Entrance Hallway

Having wall mounted thermostat control unit, radiator, wood effect laminate flooring.

Lounge

Having UPVC double glazed window to front, wood effect laminate flooring, TV aerial point, coving to ceiling.

Kitchen/Diner

The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, tiled splash surrounds, UPVC double glazed window to rear, tiled floor, radiators, understairs storage cupboard. The dining area comprises: UPVC double glazed French doors giving access to rear gardens, tiled floor.

From the Entrance Hallway, stairs rise to First Floor Landing - Having loft access, UPVC double glazed window to side, airing cupboard with hot water tank cylinder unit.

Bedroom One

Having UPVC double glazed window to front, coving to ceiling, built-in mirror fronted wardrobe.

Bedroom Two

Having UPVC double glazed window to rear, radiator, built-in shelved storage cupboard.

Bedroom Three

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

Bathroom

Having panel bath with mixer shower over, pedestal wash hand basin, low flush WC, wood effect flooring, part tiled to walls, UPVC double glazed window to rear, radiator.

Outside

To the front of the property there is a lawn garden with paved pathway giving access to front door, Gated pedestrian side access then leads to the property's. Rear Gardens - Having paved patio, lawn garden, stoned borders. The rear gardens are enclosed by timber fencing and mature hedging. To the far right hand-side of the property there is a driveway which gives access to a single garage having up and over door and pitched tiled roof.

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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 18 Mbps & Superfast 80 Mbps. Mobile Service: Limited/ Likely. 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.

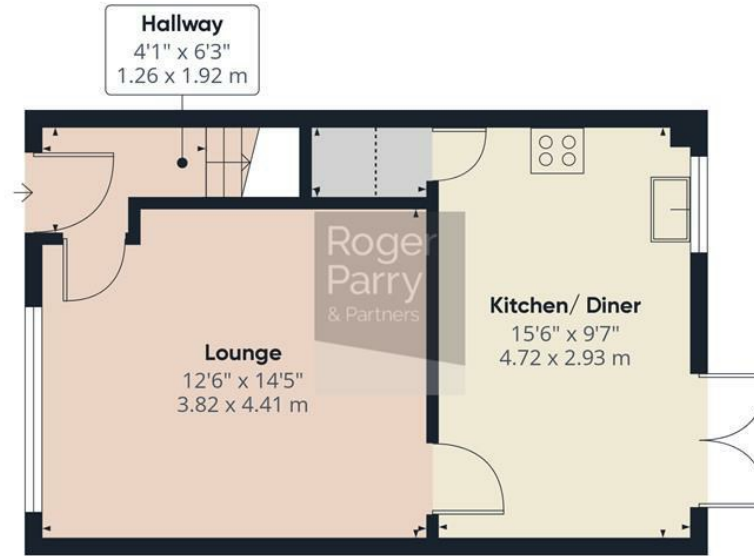
SURVEYS

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.

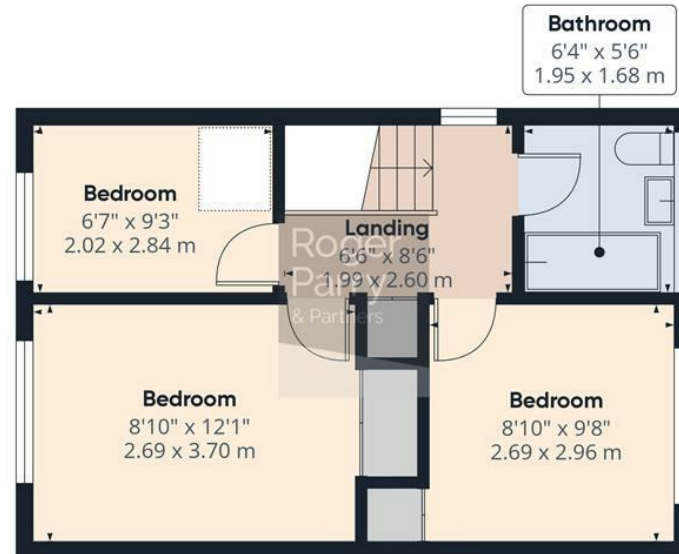
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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)



Ground floor



Floor 1



Approximate total area⁽¹⁾

724.74 ft²
67.33 m²

Reduced headroom

6.32 ft²
0.59 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

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:

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.