



Bluebell Cottage, Main Road, Dorrington, Shrewsbury, Shropshire, SY5 7JW

Offers in the Region Of £220,000

Located in the charming village of Dorrington is this spacious 3 double bedroom house has been greatly improved by the current owner. The property offers good size accommodation throughout, including: Entrance Hall, WC, Living/Dining Room, kitchen, 2 First Floor Bedrooms, Bathroom, Large Main Bedroom On 2nd Floor. Courtyard garden to the front. Rear Garden. GCH (new boiler 2021), New DG, Car Port To Rear. Viewing Highly Recommended



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Pitched roof entrance storm porch, double glazed composite entrance door.

Entrance Hall

Radiator, staircase leading to First Floor Landing.

Cloakroom/WC

Fitted with corner wash basin with tiled splash, WC, radiator, double glazed front window.

Living/Dining Room 13' 4" x 12' 11" (4.06m x 3.93m)

Double glazed French doors leading to rear garden, radiator, large storage cupboard.

Kitchen 7' 1" x 9' 7" (2.16m x 2.92m)

Re-fitted with excellent range of shaker style units to 3 wall areas, laminated work tops with inset sink unit, integrated electric oven and 4 ring gas hob with filter hood above, radiator, double glazed window to the front.

First Floor Landing

Radiator, staircase leads to Second Floor Landing.

Bedroom 2 13' 4" x 12' 11" max (4.06m x 3.93m)

Radiator, 2 double glazed windows overlooking rear garden.

Bedroom 3 6' 8" x 9' 7" (2.03m x 2.92m)

Radiator, double glazed window to the front.

Bathroom

Attractively refitted with 3 piece suite providing bath, wash basin, WC, fully tile to bath walls, further half tiled wall, shaver socket, extractor fan, heated towel rail,, double glazed front window.

Second Floor Landing

Velux double glazed skylight, built in airing cupboard housing recently fitted gas fired combination central heating boiler.

Bedroom 1 9' 3" x 14' 3" (2.82m x 4.34m)

A delightful sunny room with double glazed Velux sky light and double glazed dormer window to the front, radiator, under eaves storage cupboard, large built in wardrobe.

Outside - Front

Feature circular patio to the front with gravel border around, outside tap, railings to the front, block paved pathway leading to the entrance door.

Rear Garden

Enclosed by close boarded timber fencing. Approached onto timber decking with lawn beyond and central pathway leading through to car port.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

Bluebell Cottage Main Road Dorington SHREWSBURY SYS 7JW	Energy rating C	Valid until: 29 March 2024 Certificate number: 8584-7527-2940-8191-9922
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Property type
Mid-terrace house

Total floor area
75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage