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Estate Agents

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12 Millfield Place, Dorrington, Shrewsbury, Shropshire, SY5 7ES

Offers in the Region Of £320,000

Nestling on the edge of a sought village just to the south of Shrewsbury and bordering countryside, this well designed Shropshire Homes built detached 3 bedroom house must be viewed. Accommodation includes: Entrance Hall, Guest WC, Living Room Opening Onto A Stunning Private landscaped Rear Garden, Impressive Kitchen/Dining Room With Range Of Integrated Appliances, Utility Room, Main Bedroom With En-Suite Shower Room, 2 Further Bedrooms (All Bedrooms With Built In Wardrobes), Family Bathroom, GCH, DG, Ample Driveway Parking.
Viewing Essential To Appreciate The Position And Qualities Of This Property.



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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

Canopied storm porch, double glazed composite entrance door.

Spacious Entrance Hall

LVT flooring, radiator staircase provides access to First Floor Landing.

Cloakroom/WC

Fitted with white 2 piece suite including wash basin and WC, fully tiled walls, LVT flooring, radiator, extractor.

Living Room 17' 6" x 9' 10" (5.33m x 2.99m)

A delightful room with double glazed French doors leading onto attractive landscaped gardens with views over open countryside beyond, radiator, LVT flooring, sunken lighting, double glazed window overlooking rear garden.

Kitchen/Dining Room 13' 9" x 9' 10" (4.19m x 2.99m)

Fitted with excellent range of contemporary units with laminated work tops, inset 1 1/2 bowl sink with mixer tap, integrated fridge/freezer, dishwasher, electric oven, 4 ring hob with steel splash back and filter hood above, LVT flooring.

Utility Room 6' 7" x 4' 11" (2.01m x 1.50m)

Fitted with units to match the Kitchen, work top with inset sink unit, cupboard housing Vailant gas central heating boiler, radiator, double glazed side window, useful spacious storage cupboards, LVT flooring.

Spacious First Floor Landing

Radiator, access to roof space.

Bedroom 1 11' 3" x 10' 3" (3.43m x 3.12m)

2 double glazed windows with fine open views over landscaped garden and adjoining countryside, built in double wardrobe with sliding doors, radiator, LVT flooring.

En-suite Shower Room

Fully tiled and fitted with 3 piece suite including corner shower cubicle, wash basin, WC, LVT flooring, shaver socket, heated towel rail.

Bedroom 2 10' 3" x 10' 1" (3.12m x 3.07m)

LVT flooring, built in double wardrobe with sliding doors, radiator, 2 double glazed windows overlooking cul de sac to the front.

Bedroom 3 10' 3" x 6' 0" (3.12m x 1.83m)

LVT flooring, double glazed window enjoying similar views to Bedroom 1, built in wardrobe.

Bathroom

Fitted with white 3 piece suite including bath with mixer tap and shower fitting, wash basin, WC, fully tiled walls, LVT flooring, heated towel rail, extractor, shaver socket, double glazed window to the front.

Outside - Front

Gravelled front garden with paved pathway to the entrance door. Driveway to the side provides parking for 2 - 3 cars. Electric vehicle charging point, external lights to the front and side.

Rear Garden

Attractively landscaped and enclosed by high level close boarded timber fencing providing excellent privacy. Approached onto extensive paved patio with external lighting and cold water tap. Gravel area to the side provides a useful storage space. From the patio there is a large raised composite sun deck.

Directions

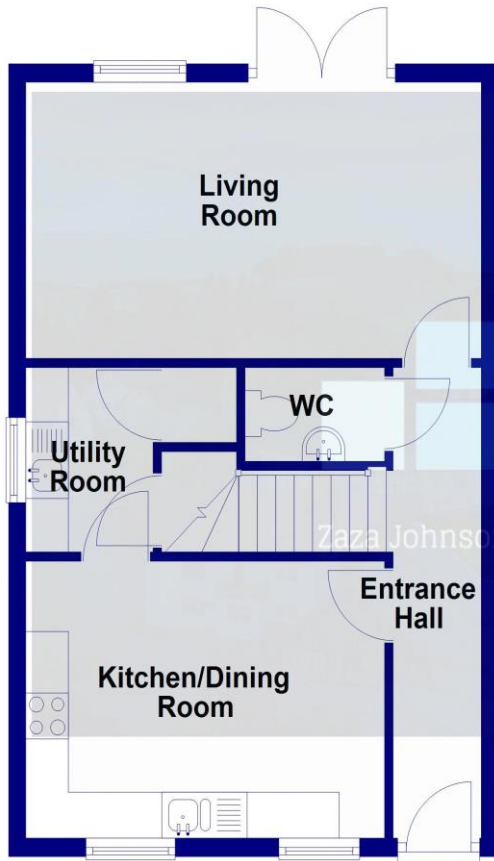
Approaching Dorrington from Shrewsbury on A49, continue to the centre of the village turn right into Forge Way and Millfield Place will be found on the right hand side.

Council Tax Band D

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**

Ground Floor



First Floor



12 Millfield Place, Dorridge

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

12 Millfield Place Dorridge Surrey DY5 1TS	Energy rating B	Valid until 25 November 2031
		Certificate number 9330-3776-6996-2126-1321

Property type	Detached house
Total floor area	85 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 on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/670000/guidance-on-letting-properties.pdf) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/670000/guidance-on-letting-properties.pdf).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of 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