



SAMUEL WOOD

Brookfields, Dorrington, Shrewsbury, Shropshire, SY5 7JD

Offers In The Region Of £375,000



# Brookfields,

Dorrington, Shrewsbury, Shropshire, SY5 7JD



- Extended Detached Property
- Four Bedrooms - One with En-Suite
- Utility & Cloakroom
- Gas Central Heating & Double Glazing
- Popular South Shropshire Village
- Accommodation over Three Floors
- Impressive Breakfast Kitchen with Day Room
- Spacious Family Bathroom
- Attractive Enclosed Gardens with Views
- EPC Rating D

Brookfields is a charming property situated in a sought-after village to the south of Shrewsbury, offering convenient access to local amenities and road links. Spanning three floors, this residence boasts spacious extended accommodation that caters to modern living requirements. One of its standout features is the breakfast kitchen/day room, perfect for enjoying meals and relaxing with family and friends. With its combination of practicality and elegance, Brookfields promises a comfortable and inviting lifestyle in a picturesque setting. The village of Dorington has a local primary school, village shop and a great local gastro eatery, the best of countryside living while being within easy reach of Shrewsbury's and Church Stretton's amenities.

Upon entering, a spacious reception hall greets residents and guests, setting the tone for the expansive accommodation within. The living room, boasting a square bay window, offers a bright and welcoming space ideal for relaxation or entertaining. The impressive breakfast kitchen awaits with integrated appliances and bread oven and the adjacent bright day room, providing a delightful setting for family meals and gatherings. Convenience is further enhanced by the inclusion of a utility room and guest cloakroom on this level, catering to the practical needs of modern living.

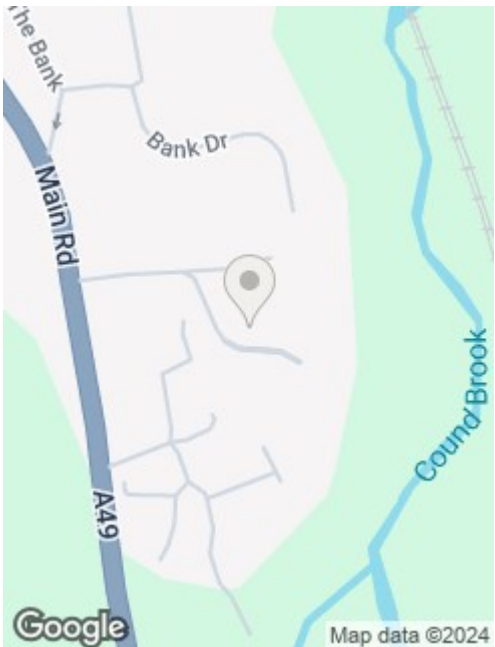
Ascending to the first floor, residents will discover three generously proportioned bedrooms, each offering ample space and comfort. The family bathroom, features both a bath and shower enclosure, providing options for relaxation and convenience. Continuing upwards to the second floor, a spacious bedroom awaits, complete with an en-suite shower enclosure, offering privacy and comfort to its occupants. This versatile layout ensures that Brookfields accommodates the needs of families or individuals alike, providing ample space for rest, work, and leisure.

Externally, Brookfields boasts a charming exterior, with a driveway providing off-road parking for two cars and a pretty frontage that adds to its curb appeal. The side garden leads to a traditional rear garden with a pond, offering a private outdoor space for relaxation or recreation.

Combined with its convenient location and spacious interior, Brookfields presents a desirable opportunity for those seeking a comfortable and inviting residence in a picturesque village setting.







## Directions

From Shrewsbury, take the A49 into the village of Dorrington. Take a left turn just before the butchers into The Fold and bear right at the top of this lane. Continue a short distance where Brookfields can be found on the left hand side, as indicated by the Samuel Wood for sale sign.

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: Basic 19 Mbps & Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







**Ground Floor**  
 Floor area 63.6 m<sup>2</sup> (684 sq.ft.)

**First Floor**  
 Floor area 43.9 m<sup>2</sup> (473 sq.ft.)

**Second Floor**  
 Floor area 27.4 m<sup>2</sup> (295 sq.ft.)

**TOTAL: 134.9 m<sup>2</sup> (1,452 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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