



SAMUEL WOOD

14 The Fars, Dorrington, Shrewsbury, Shropshire, SY5 7DX

Offers In The Region Of £259,995



14 The Farris

Dorrington, Shrewsbury, Shropshire, SY5 7DX



- Beautifully Presented Family Home
- Meticulously Landscaped Gardens & Generous Driveway
- Contemporary Kitchen
- Ample Internal & External Storage
- Electric Heating
- Spacious Reception Room
- Three Well Proportioned Bedrooms
- Desirable Cul-De-Sac Location
- Stunning Rural Views
- EPC Rating

Samuel Wood is delighted to present this beautifully maintained family home, ideally positioned within a peaceful cul-de-sac on The Farris, in the charming Shropshire village of Dorington. This contemporary property offers a thoughtfully designed layout, perfect for modern family living, with spacious and stylish interiors throughout.

The well-appointed kitchen features integrated appliances including a dishwasher, fridge, and eye-level double oven, ideal for everyday convenience. Upstairs, the property also benefits from a fitted loft light, adding practicality and ease of access to the loft space.

Enjoying stunning rural views, the home is complemented by attractively landscaped gardens, including a particularly generous rear garden, large driveway, and useful outdoor features such as an external tap and electric sockets. Built within the last few years, the property also benefits from the remainder of a 10-year NHBC warranty, offering valuable peace of mind to prospective buyers.

Located close to excellent local amenities, including a highly regarded bistro pub, well-rated schools, and convenient access to the A49, this property truly offers the best of village life with modern comforts. Early viewing is highly recommended by the selling agent.

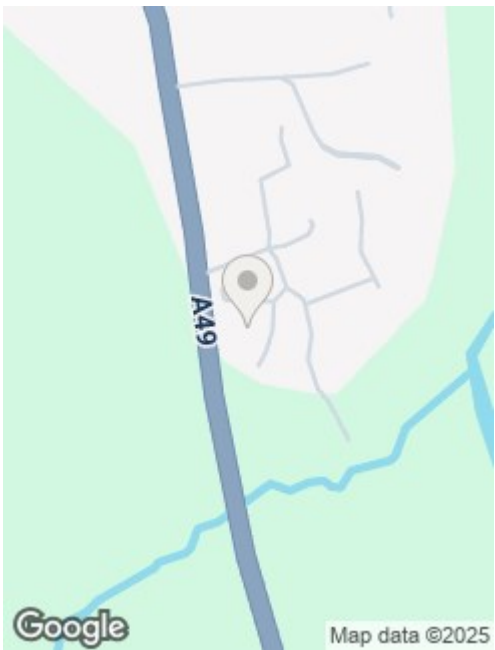
14 The Farris is a beautifully presented three-bedroom semi-detached home located in the charming village of Dorington, Shropshire. The ground floor offers a welcoming entrance hallway that provides access to a convenient WC, a well-appointed kitchen, a spacious open-plan living and dining area. This large, versatile space is perfect for entertaining or relaxing with family, and features double doors that open directly onto the rear patio, allowing natural light to flood the room and creating a seamless indoor-outdoor flow.

Upstairs, the home continues to impress with three generously sized bedrooms, two of which benefit from built-in storage, making the most of the available space. The modern family bathroom has been finished to a high standard, with optional full floor-to-ceiling tiling for a sleek and contemporary feel. This floor layout provides both comfort and practicality for modern family living, offering ample room for growing families or those who require a home office or guest room.

Externally, 14 The Farris boasts meticulously landscaped gardens to both the front and rear, offering picturesque spaces to relax and enjoy the excellent countryside views. A four-car driveway provides ample off-road parking; to the rear of the property, a practical summer house/shed with power supply adds flexibility for use as a home office, gym, or creative studio. The outdoor space has been carefully designed to balance beauty and function, making this property a standout home in a desirable rural location.







Directions

Services: We understand that the property has mains electric heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 18Mbps & 80Mbps

Results provided by Ofcom and correct at time of listing

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: C

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.

These details are awaiting final approval and may be subject to some changes.

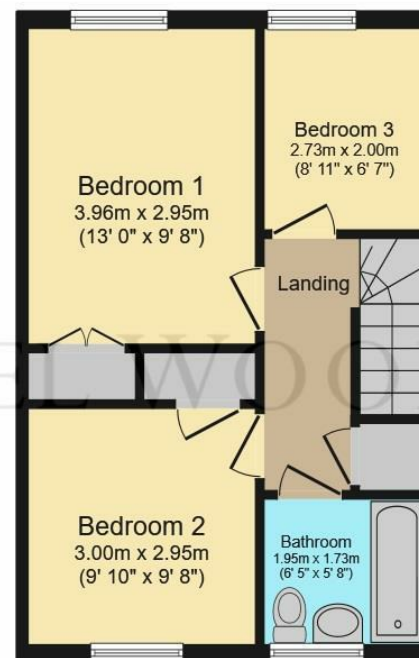






Ground Floor

Floor area 37.3 sq.m. (401.5sq.ft.)



First Floor

Floor area 37.3 sq.m. (401.5sq.ft.)

Total floor area: 74.6 sq.m. (803 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

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

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