



SAMUEL WOOD



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I Sunny Cottages, Dorrington, Shrewsbury, Shropshire, SY5 7JQ

Offers In The Region Of £400,000



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- Charming Cottage
- Garage and Ample Off-Road Parking
- Garden with Countryside Views
- Excellent Transport Links
- Three Bedrooms, Two Bathrooms
- Popular Village Location
- Beautifully Presented
- Characterful and Charming

Introducing I Sunny Cottages, a picturesque countryside property nestled in Dorington, approximately 8 miles away from the County Town of Shrewsbury. This delightful residence offers a unique blend of rustic charm and contemporary living, providing a tranquil haven for those seeking a peaceful lifestyle. With its idyllic surroundings and convenient location, Sunny Cottages presents an exceptional opportunity to own a slice of country paradise with a host of amenities nearby.

Shrewsbury is known for its historical charm and vibrant community, the town centre, with its wide array of shops, restaurants, and amenities is just a short drive away. Additionally, the cottage offers easy access to major transport links, making it convenient for commuting or exploring the surrounding areas.

To fully appreciate the charm and character of Sunny Cottages, we highly recommend arranging a viewing, by appointment with Samuel Wood. EPC 'F'.



The cottage boasts generous living spaces that have been thoughtfully designed to create a warm and inviting atmosphere. The ground floor comprises a cozy lounge with a feature fireplace, perfect for relaxing evenings, and a bright and airy dining room for entertaining guests. A traditional well-equipped kitchen, complete with high-quality appliances and ample storage space offers a practical layout with functionality and style. Three bedrooms, each designed with comfort in mind provides a peaceful retreat. Two well-presented bathrooms feature contemporary fixtures and fittings, accommodation described in more details as follows:

Entrance

The property is accessed from the private unadopted lane, step inside to discover a warm and welcoming atmosphere. The reception hall has stairs to first floor with a door to

Lounge 12'5" x 9'5" (3.80 x 2.89)

The cottage offers generous living spaces, including a cozy lounge with a feature fireplace with exposed brick surround, timber mantle and wood burning stove set on a quarry tile hearth. Having fitted carpet, exposed ceiling timbers, the open-plan arrangement leads into

Sitting Room 14'11" x 12'0" (4.55 x 3.66)

A comfortable reception room, perfect for entertaining guests or enjoying quality time with family. This living space is tastefully decorated in neutral tones and benefits from ample natural light from French doors leading out to the garden. Having fitted carpet, wall lights and exposed ceiling timbers.

Dining Room 16'8" x 10'11" (5.10 x 3.35)

Sitting adjacent to the kitchen, French doors lead into the well-appointed dining room providing an ideal setting for entertaining or enjoying meals with family. Three double glazed windows bring an abundance of natural light into the room, with exposed ceiling beams, fitted carpet and centre ceiling lights.



Kitchen / Breakfast Room 17'10" x 16'7" (5.45 x 5.06)

The cottage benefits from a traditional kitchen, equipped with sleek countertops, ample storage space from base units, wall units and drawers, a Stanley range cooker with extractor and light unit over and further space for modern appliances. The kitchen's layout ensures both functionality and style, with heat resistant work surfaces and stainless steel 1.5 bowl sink unit inset with mixer filler, tiled splashbacks, tiled flooring, exposed ceiling timbers, ceiling downlights, space for a breakfast table and chairs with French doors rear patio and garden. An internal door leads through to

Utility Room 9'6" x 6'4" (2.92 x 1.94)

A useful utility room with storage and countertop, with stainless steel sink unit with planned space and plumbing for washing machine.

First Floor

Stairs ascend from the hall to the first floor landing, Sunny Cottages comprises three generously sized bedrooms, each offering a peaceful retreat. The master bedroom features an en-suite bathroom, providing privacy and convenience.

Bedroom 1 12'7" x 12'3" (3.85 x 3.75)

The master bedroom is designed with comfort in mind. This tranquil double bedroom offers a peaceful retreat, with fitted carpet, built-in wardrobes, window overlooking rear garden with far-reaching views over open countryside. A traditional pine ledge and latch door leads into

En-Suite Shower Room 10'5" x 5'1" (3.18 x 1.56)

A lovely and light shower room with window to side elevation, having suite in white comprising vanity unit with wash hand basin inset and cupboard under, W.C. and shower cubicle with overhead rainfall shower head, hand shower attachment, glazed door and tray in white.

Bedroom 2 11'6" x 9'11" (3.51 x 3.03)

Having fitted wardrobe, fitted carpet, centre ceiling light and window overlooking rear garden.

Bedroom 3 12'7" x 8'11" (3.84 x 2.72)

A light and airy room with window to side elevation, fitted carpet, centre ceiling light and built-in wardrobe with shelving to side.

House Bathroom 9'5" x 7'3" (2.88 x 2.22)

The well-presented bathroom features traditional fixtures and fittings with suite comprising panel bath with mixer filler and hand shower attachment, pedestal wash hand basin, W.C. and bidet. Having tiled splash areas, vinyl flooring, ceiling downlights, extractor unit and window with opaque glass to side elevation.

Outside

The cottage boasts a charming and well-maintained rear garden, providing a serene outdoor space for relaxation and enjoyment. Whether you're an avid gardener or simply appreciate the beauty of nature, this garden is sure to delight. The garden features a lovely patio area, ideal for al fresco dining and to enjoy the lovely view over open countryside, as well as a vegetable patch and lush lawn bordered by beautiful flower beds, creating a peaceful and picturesque oasis.

Garage / Workshop 21'4" x 13'11" (6.52 x 4.26)

Sunny Cottages provides ample off-road parking, ensuring convenience with access to the garage. Having electrically operated up-and-over door with service door to side, the garage benefits from lighting and power connections with windows to side and rear aspects.

Services connected to the property

We understand mains electricity, mains water and gas central heating is connected with private drainage. Windows are double glazed, telephone and Broadband to BT regulations, estimated broadband speeds are standard 20Mbps, superfast 80Mbps.

Tenure

We understand that the property is Freehold.





Local Authority

Shropshire Council
The Shirehall, Abbey Foregate,
Shrewsbury,
Shropshire.
SY2 6ND

Tel: 0345 678 9000

Council Tax

Band: E

Viewings

Contact Craven Arms Office on: 01588 672728
Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

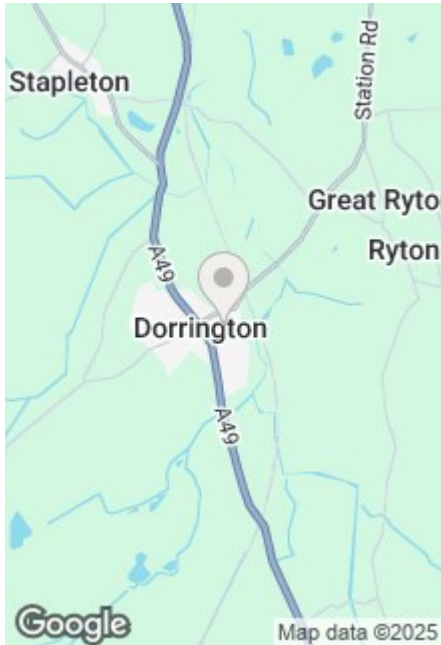
Please call Vicki Oldhams on 07396 879139 or email vicki@samuelwood.co.uk

Referral Fees

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.

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.



Directions

From Shrewsbury, proceed along the A49 South. From the Dobbies roundabout, continue for approximately 4.5 miles turning left onto Station Road, signposted 'Ryton', 'Conover' and 'RSPCA Centre'. Take the first right onto The Bank and continue the next left - Bank Drive until the road bears right, 1 Sunny Cottages will be down the left hand lane, the property will be on your right hand side.







Floor Plans



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.