

5 Falkland Park, Dorrington, Shrewsbury, Shropshire, SY5 7HZ

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £665,000

Viewing: strictly by appointment through the agent

Storm porch

With sealed unit double glazed entrance door gives access to:

Feature reception hallway

Having radiator, recessed spotlights to ceiling, cloaks cupboard, wood effect tiled flooring, wall-mounted heated control panel. Door from reception hallway gives access to:

Cloakroom

Having WC, wash hand basin with mixer tap over and storage cupboard below, wall-mounted extractor fan and heated towel rail.

Wooden framed glazed door from reception hallway gives access to:

Bay fronted lounge

22'10 exc bay x 13'3

Having wood effect tiled floor, sealed unit double glazed bay window to front, two sealed unit double glazed windows to side, two radiators, coving and recessed spotlights to ceiling, upvc double glazed French doors giving access to the rear gardens.

Wooden framed glazed door from reception hallway gives access to:

Dining room

12'1 x 11'7

Having three sealed double glazed windows over looking the property's rear gardens, radiator, wood effect tiled floor.

Wooden framed glazed door from reception hallway gives access to:

Attractive upgraded kitchen / breakfast room

13'7 x 13'4

Having a range of attractive eye level and base units with built-in cupboards and doors, fitted quartz overlay work tops with inset mixer tap over, five ring gas hob, integrated oven, wine rack and dishwasher, glass display cabinet, sealed unit double glazed window to the rear (SPACE for upright fridge freezer), recessed spotlights to ceiling, tiled wood effect flooring, radiator. Arch from kitchen / breakfast room gives access to:

Study

8'8 x 7'2

Having wood effect tiled flooring, radiator, sealed unit double glazed doors to front. Door from study gives access to:

Laundry room

8'8 x 5'8 max

Having sealed unit double glazed window to front, sealed unit double glazed door giving access to the side of the property (SPACE for washing machine), wall-mounted gas fired central heating boiler, fitted base unit, wood effect tiled flooring, radiator.

From reception hallway stairs rise to:

Gallery first floor landing

Having radiator, loft access, linen storage cupboard. Doors from first floor gallery landing give access to five bedrooms and family bathroom.

Bedroom one

15'9 x 10'9

Having sealed unit double glazed windows to front, side of property, built-in his and hers double wardrobes, radiator. Door to:





Re-fitted ensuite shower room

Having walk-in shower with drench shower over, plus wall mounted mixer shower, low flush WC, wall-hung wash hand basin with mixer over and storage drawers below, fitted mirror fronted cabinet, sealed unit double glazed window to rear, recessed spotlights to ceiling, vinyl wood effect flooring.

Bedroom two

12'3 x 11'8

Having three sealed unit double glazed windows to the rear, radiator. Door to:

Re-fitted shower room

Having large walk-in shower cubicle with drench shower over plus hand-held mixer shower, low flush WC with hidden cistern, wash hand basin set to vanity unit, wall-mounted mirror fronted bathroom, vinyl wood effect floor covering, sealed unit double glazed window to rear, wall-mounted extractor fan, heated towel rail.

Bedroom three

11'6 exc recess x 9'2

Having sealed unit double glazed window to front, radiator.

Bedroom four

11'5 exc recess x 8'3

Having sealed unit double glazed window to rear, radiator, built-in double wardrobe.

Bedroom five

8'4 x 7'5

Having sealed unit double glazed window to the front, radiator.

Family bathroom

This generous sized L-shaped family bathroom comprises: Corner paneled bath, shower cubicle, pedestal wash hand basin, low flush WC, radiator, sealed unit double glazed window to front, recessed spotlights to ceiling, shaver point, radiator.

Outside

The property occupies a lovely generous sized plot, and to the front of the property, there is a generous brick paved driveway with further brick paved area which could be suitable for further parking, for a caravan, boat etc. In between the paved driveway areas there is a lawned garden with a mature tree. To one side of the property there is a low maintenance stoned area, and to the other there is a pleasant paved patio area which catches the evening sun. This area is partial enclosed by bespoke wrought iron railings. From the driveway access is then given to a brick-built detached double garage. To one side of the property there is a paved patio area, to the other there is a paved area with stoned sections. To either side of the property access is then given to the property's landscaped well-established rear gardens and comprises: Paved sun terrace, Indian sandstone pathway leading to a secondary Indian sandstone paved patio area with partial low rise brick walling, lawned gardens, stoned sections a variety of well-established attractive shrubs, plants bushes and trees which give high levels of privacy from neighbouring property's. The gardens are enclosed.

Detached double garage

18'4 x 17'8

Having two up and over doors, pedestrian access to the side, glazed window, pitched tiled roof.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Council Tax Banding F

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

