



14 The Maitlands, Dorrington, Shrewsbury, Shropshire,
SY5 7LD

www.hbshrop.co.uk



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Offers In The Region Of £269,500

Viewing: strictly by appointment through the agent

Occupying a pleasant position on this pleasant small residential development, this is a beautifully presented, well maintained and particularly well proportioned three bedroom semi detached house. Dorrington is situated in this popular village location approximately 6 miles south of Shrewsbury and has a wide variety of local amenities and is a similar distance to the north of Church Stretton. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive kitchen/diner, first floor landing, three bedrooms, re-fitted bathroom, well maintained front and rear enclosed gardens, driveway and single garage, UPVC double glazing gas fired central heating, popular village location.

The accommodation in greater detail comprises:

Canopy over replacement double glazed entrance door gives access to:

Entrance hallway

Having wall mounted thermostat control unit, radiator, wood effect laminate flooring.

Door from entrance hallway gives access to:

Lounge

14'6 x 12'6

Having UPVC double glazed window to front, wood effect laminate flooring, TV aerial point, coving to ceiling.

Door from lounge gives access to:

Kitchen/diner

15'7 x 9'8

The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, tiled splash surrounds, UPVC double glazed window to rear, tiled floor, radiators, understairs storage cupboard.

The dining area comprises: UPVC double glazed French doors giving access to rear gardens, tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having loft access, UPVC double glazed window to side, airing cupboard with hot water tank cylinder unit.

Doors then give access to: Three bedrooms and re-fitted bathroom.

Bedroom one

12'1 x 8'10

Having UPVC double glazed window to front, coving to ceiling, built-in mirror fronted wardrobe.

Bedroom two

9'9 x 8'11

Having UPVC double glazed window to rear, radiator, built-in shelved storage cupboard.

Bedroom three

9'3 x 6'6

Having UPVC double glazed window to front, wood effect flooring, radiator, stairhead.

Re-fitted bathroom

Having panel bath with mixer shower over, pedestal wash hand basin, low flush WC, wood effect flooring, part tiled to walls, UPVC double glazed window to rear, radiator.

Outside

To the front of the property there is a lawn garden with paved pathway giving access to front door, Gated pedestrian side access then leads to the property's:

Rear gardens

Having paved patio, lawn garden, stoned borders. The rear gardens are enclosed by timber fencing and mature hedging. To the far right hand-side of the property there is a driveway which gives access to a single garage having up and over door and pitched tiled roof.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

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.

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 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.

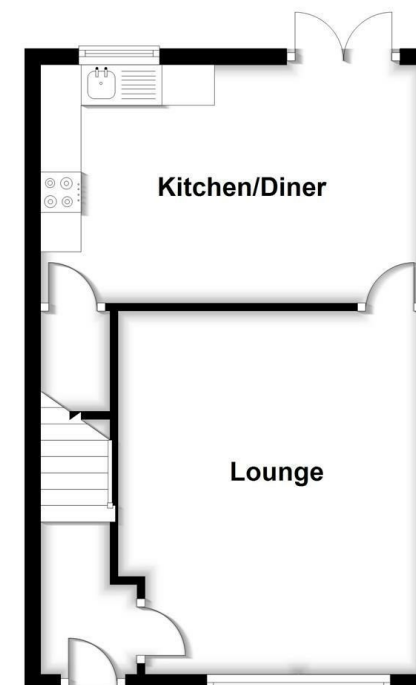
Disclaimer

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

