



Brookfields The Fold, Dorrington, Shrewsbury,
Shropshire, SY5 7JD

www.hbshrop.co.uk



Offers In The Region Of £350,000

Viewing: strictly by appointment
through the agent



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.
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Offering spacious and well proportioned living accommodation over three floors, this is a four bedroom detached house occupying a pleasant position, within this sought after village location. Dorrington is situated 6 miles South of Shrewsbury and a similar distance North to Church Stretton. Access to the A5 onto the dual carriageway linking up to the M54 motorway network is also readily accessible from the property. Local amenities include; Primary school, Village convenience store, Public house, Medical practice and a Church. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, spacious kitchen/family room, laundry room, cloakroom, first floor landing three bedrooms, bathroom, second floor landing having bedroom with ensuite shower room, front, side and rear enclosed gardens, driveway, double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Reception hallway

Having understairs storage cupboard, cloaks cupboard.

Wooden framed glazed door from reception hallway gives access to:

Bay fronted lounge

14'0 x 10'10 excluding bay

Having walk-in bay with UPVC double glazed windows to front, UPVC double glazed window to side, wood parquet flooring, coal effect gas fire set to marble style hearth with decorative fire surround, coving to ceiling, radiator.

From reception hallway wooden framed glazed door gives access to:

Kitchen/diner/family room

27'1 x 11'5 max

The kitchen area comprises: Attractive eye level and base units with built-in cupboards and drawers, fitted Granite worktop with inset five ring AEG induction with stainless steel cooker canopy over, integrated AEG oven with microwave combi above and plate warming drawer below, wine cooler, space for American style fridge freezer, space for dishwasher, tiled floor, two UPVC double glazed windows, recessed spotlights to ceiling, glass display cabinet.

The dining/family area comprises: Two radiators, tiled floor, recessed spotlights to ceiling, two Velux roof windows, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens.

From kitchen/diner/family room part glazed door gives access to:

Laundry room

9'8 x 5'7

Having eye level and base units, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled floor, UPVC double glazed door giving access to side of property, radiator.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, UPVC double glazed window to side, radiator, tiled floor, wall mounted wash hand basin.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, wall mounted thermostat control unit, shelved storage cupboard.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom

11'11 x 11'7 max

Having two UPVC double glazed windows with pleasing aspect towards

neighbouring properties local countryside and beyond, radiator, exposed wooden flooring.

Bedroom

11'2 x 10'11

Having two UPVC double glazed windows, wood effect flooring, radiator.

Bedroom

9'3 x 8'11

Having UPVC double glazed window to front, radiator.

Bathroom

Having a four piece suite comprising: Large tiled shower cubicle, corner panel bath, pedestal wash hand basin, wash hand basin with mixer tap over and storage cupboard and drawer below, tiled effect flooring, part tiled to walls, UPVC double glazed to rear, recessed spotlights and extractor fan to ceiling.

From first floor landing stairs rise to:

Second floor landing

Having UPVC double glazed window.

Door then gives access to:

Bedroom

14'4 max reducing down to 10'8 x 11'10

Having part sloping ceiling with two double glazed roof windows, wood effect flooring, radiator, fitted store cupboard/wardrobe.

Door gives access to:

Ensuite shower room

Having tiled shower cubicle, wash hand basin with mixer tap over and storage cupboard/drawers below, low flush WC, tiled effect flooring, UPVC double glazed window, heated towel rail, wall mounted extractor fan

Outside

To the front of the property there is a tarmacadam driveway providing off street parking. To the front of the property there is a lawn garden with mature shrubs and bushes. To the right hand-side of the property there is a former vegetable plot with timber garden shed.

Gated access to both side of the property then lead to the:

Rear gardens

Having lawn garden, circular raised decked areas, garden pond, paved patio, mature shrubs, plants and bushes, outside lighting point. The rear gardens are enclosed.

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 E

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

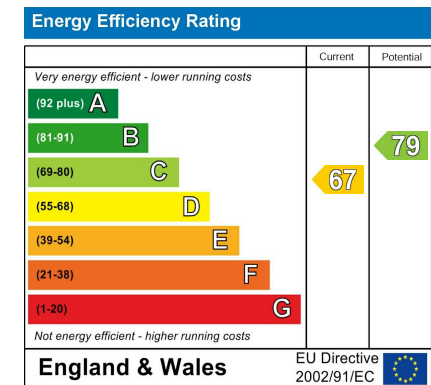
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

