

4 Bank Drive, Dorrington, Shrewsbury, Shropshire, SY5
7JH

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act
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Offers In The Region Of £318,500

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN and occupying a pleasing slightly elevated position, this is a well presented, spacious and particularly versatile three/four bedroom detached dormer bungalow. The property is situated within a lovely cul-de-sac position with a lovely aspect towards neighbouring property's, local farmland, countryside and beyond. Dorrington is a sought after village location having an excellent array of local amenities some of which include: convenience store, primary school, church and public house. The medieval county town of Shrewsbury and market town of Church Stretton are readily accessible from the property. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, spacious lounge, kitchen/breakfast room, dining room/bedroom, further double ground floor bedroom, first floor landing having two double bedrooms, bathroom, front and low maintenance rear enclosed gardens, tarmacadam driveway, carport, garage with electrically operated door, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with tiled floor and double glazed entrance door and double glazed windows to side gives access to:

Reception hallway

Having radiator, coving to ceiling, understairs storage cupboard, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin, vinly floor covering, double glazed window to side, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Lounge

23'10 x 12'10

Having double glazed window to rear, double glazed sliding patio door giving access to rear gardens, serving hatch to kitchen, TV aerial point, two radiators, coving to ceiling.

Door from reception hallway gives access to:

Kitchen/breakfast room

11'9 x 9'3

Having eye level and base units with built-in cupboards and drawers, space for appliances, tiled splash surrounds vinyl floor covering, double glazed window to rear, radiator, extractor fan, fitted worktops with inset twin stainless steel sink with drainer unit to side, part glazed service door to garage.

Door from reception hallway gives access to:

Dining room / ground floor bedroom

12'2 x 11'11

Having double glazed window with pleasing aspect towards neighbouring property's, local farmland countryside and beyond, radiator, coving to ceiling.

Door from reception hallway gives access to:

Ground floor bedroom

13'7 x 11'3

Having double glazed window with pleasing aspect towards neighbouring property's, local farmland, countryside and beyond, radiator, generous size built-in shelved storage cupboard.

From reception hallway stairs rise to:

First floor landing

Having loft access, coving to ceiling, airing cupboard with hot water tank cylinder unit and gas fired central heating boiler.

Doors from first floor landing then give access to: Two further double bedrooms and bathroom.

Bedroom

14'0 x 12'0

Having double glazed window to side, radiator, fitted wardrobes and eaves storage.

Bedroom

13'11 x 12'1

Having fitted mirror fronted double wardrobe plus additional generous size built-in double wardrobe, double glazed window to side, radiator, wash hand basin with storage cupboard below and tiled splash surrounds.

Bathroom

Having a three piece coloured suite comprising: Corner panel bath with shower over, folding glazed shower screen to side, wash hand basin set to vanity, WC with hidden cistern, radiator, tiled to walls, coving to ceiling, vinyl floor covering.

Outside

To the front of the property there is a generous size lawn garden with paved pathway giving access to front door. To the side of the property there is a good size tarmacadam driveway leading to a carport and then onto a:

Garage

18'11 x 12'5

Having electrically operated up and over door with part glazed pedestrian service door to side, fitted power and light, double glazed windows and double glazed door giving access to rear gardens. Gated side access then leads to the property's :

Low maintenance rear gardens

Having paved area, paved patio/sun terrace, raised beds with inset shrubs, plants and bushes, outside cold tap, glazed greenhouse. The rear gardens are enclosed by brick walling and timber fencing.

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.

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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

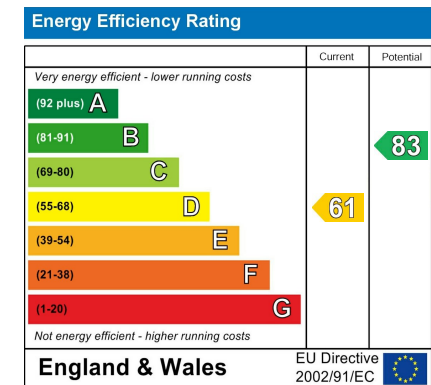
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

