



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

www.hbshrop.co.uk



Offers In The Region Of £380,000

Viewing: strictly by appointment
through the agent



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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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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Occupying a lovely end of cul-de-sac position along with a generous size plot, this is a much improved, beautifully presented and deceptively spacious two double bedroom detached bungalow. The property is situated within Dorrington a sought after village approximately 5 miles south of the medieval town centre of Shrewsbury and offers a variety of excellent amenities some of which include: village community centre, local school, public house, convenience store and butcher. Commuters will be pleased to know that access to the A49 is readily accessible with links to Church Stretton, Craven Arms, Ludlow and beyond and the Shrewsbury bypass which then links up to the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises the following: Hallway, lounge, dining room, UPVC double glazed conservatory, re-fitted kitchen/breakfast room, utility room, shower room, inner hallway, bedroom one, bedroom two, bathroom, tarmacadam driveway, garage, front and generous size rear enclosed gardens., upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Hallway
7'0 x 5'3 excluding recess
Having two upvc double glazed windows, radiator.

Door from entrance hallway gives access to:

Lounge
14'4 x 14'0
Having upvc double glazed window to front, radiator, wood burning stove, coving to ceiling, TV aerial point.

Square arch from lounge gives access to:

Dining room
10'0 x 9'9
Having radiator, coving to ceiling, upvc double glazed sliding door from dining room gives access to:

UPVC double glazed conservatory
12'1 x 6'7
Having brick base, range of upvc doble glazed windows overlooking the properties rear gardens, tiled floor, upvc double glazed French doors giving access to rear gardens, polycarbonated roof.

Door from dining room gives access to:

Re-fitted kitchen/breakfast room
13'2 x 10'0
Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, slimline dishwasher, stainless steel finished four ring gas hob with stainless steel cooker canopy over, under unit lighting, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, upvc double glazed window overlooking rear gardens, radiator, coving to ceiling, space for upright fridge freezer, vinyl tiled effect floor covering.

PVC door from kitchen/breakfast room gives access to:

Utility room
24'5 max reducing down to 13'7 x 6'5
Having base unit with built-in drawers, fitted worktop with inset stainless steel sink with mixer tap over, tiled splash surround, radiator, vinyl tiled effect floor covering, upvc double glazed window to side, upvc double glazed doors giving access to front and rear of property, coving to ceiling, wall light point, wall mounted Worcester gas fired central heating boiler (which according to owners was fitted in April 2024), loft access, UPVC double glazed service door to garage.

UPVC double glazed door from utility room gives Access to

Side entrance: Having UPVC double glazed door and window to front

Door from utility room gives access to:

Shower room
Having tiled shower cubicle, wall hung wash hand basin, low flush WC, upvc double glazed window to side, vinyl tiled effect floor covering, extractor fan and coving to ceiling, radiator.

Door from dining room gives access to:

Inner hallway
Having secondary loft access. Doors then give access to: Two double bedrooms and re-fitted bathroom.

Bedroom one
13'11 x 11'7
Having upvc double glazed window to front, radiator, large built-in wardrobe, coving to ceiling, two wall light points.

Bedroom two
10'9 x 9'10
Having large built-in double wardrobes and shelved store cupboard, upvc double glazed window to rear, radiator, coving to ceiling, two wall light points.

Bathroom
Having a three piece white suite comprising: timber style panel bath with shower attachment off taps, WC with hidden cistern, wash hand basin set to vanity unit, vinyl floor covering, fully tiled to walls, upvc double glazed window to rear, coving to ceiling, mirror fronted bathroom cabinet.

Outside
To the front of the property there is an attractive low maintenance landscaped front garden comprising: stoned area, raised beds, Indian sandstone paved pathway giving access to front door. To the side of the front garden there is a tarmacadam driveway which gives access to:

Garage
17'1 x 10'9
Having up and over door., fitted power and light, electricity consumer unit, electric meter and gas meter.

Gated pedestrian side access to either side of the bungalow then leads to the property's:

Well maintained generous size rear gardens
Having a large Indian sandstone paved patio/sun terrace, retaining brick wall with Indian sandstone paved steps leading to a lawned garden with well stocked beds containing a variety of shrubs, plants and bushes, stoned area, 2 timber garden sheds, glazed greenhouse. The rear gardens are enclosed by 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).

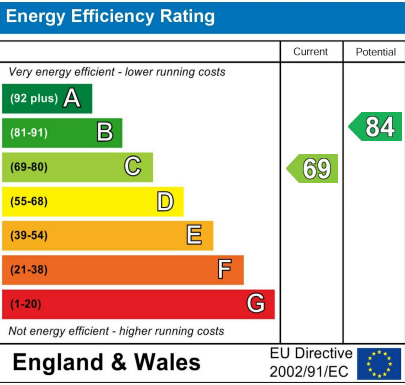
Referrl fee disclaimer

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

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FLOORPLANS

