

Copper Beech House, Main Road, Dorrington, Shrewsbury,
Shropshire, SY5 7JW

www.hbshrop.co.uk



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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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A deceptively spacious, beautifully presented and modern three bedroom detached family house, occupying a set back position within the heart of this sought after village location of Dorrington. Dorrington boast good variety of local amenities and is well placed for access to the County town of Shrewsbury and picturesque town of Church Stretton. Commuters will be pleased to know that access to the local by pass is readily accessible. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Canopy over, entrance hallway, cloakroom, lounge, contemporary family kitchen / diner, utility room, first floor landing, master bedroom with stylish en-suite shower room, two further good sized bedrooms, modern bathroom, low maintenance front and rear enclosed gardens, generous size driveway, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over

Composite double glazed entrance door with UPVC double glazed window to side gives access to:

Hallway

Having wall-mounted digital heated control panel, vinyl floor covering.

Door to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, UPVC double glazed window to side, radiator, extractor fan to ceiling, wood effect vinyl wood effect flooring.

Door from hallway gives access to:

Lounge

13'10 x 12'9

Having UPVC double glazed window to the front, radiator.

Door from hallway gives access to:

Contemporary family kitchen / diner

16'4 x 11'2

Comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob, canopy over, fridge freezer and dishwasher, fitted worktops with sink drainer unit with mixer tap over, UPVC double glazed window to rear, recessed spotlights to ceiling, breakfast bar, radiator, vinyl wood effect floor covering.

Door to:

Utility room

9'4 x 4'9

Having fitted worktop with inset sink with mixer tap over, base unit below (SPACE for washing machine and tumble dryer), UPVC double glazed window to rear, UPVC double glazed door giving access to the side of property, vinyl effect floor covering, generous store cupboard with wall-mounted gas fired central heating boiler.

From hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, radiator, loft

access with pull-down ladder leading to a boarded loft area, linen store cupboard. Doors from first floor landing give access to three good sized bedrooms and modern bathroom.

Bedroom one

11'4 x 10'10

Having UPVC double glazed window to front, radiator. Door from bedroom gives access to:

Door to:

Stylish ensuite shower room

Having a corner tiled shower cubicle, low flush WC, wash hand basin with mixer tap over, storage cupboard below, tiled floor, part tiled to walls, chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Bedroom two

12'2 x 8'8

Having UPVC double glazed window to rear, radiator.

Bedroom three

10'10 max x 9'10 reducing down to 6'3

Having UPVC double glazed window to the front, radiator.

Modern bathroom

Having a four piece suite comprising: large paneled bath, walk-in shower cubicle with drench shower over, wash hand basin with mixer tap over, storage cupboard below, low flush WC, upvc double glazed window to rear, tiled floor, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a resin driveway having parking for 3 vehicles, in addition to an electrical charging point. Gated pedestrian side access then leads to the property's low maintenance rear gardens comprising: artificial lawn garden with timber garden shed. 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.

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

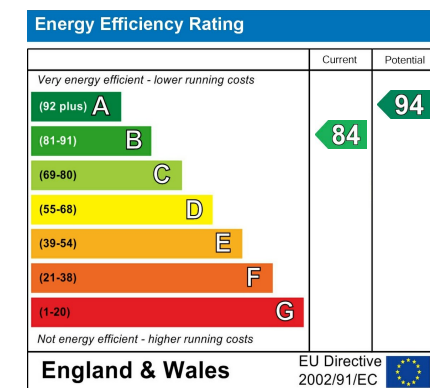
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

