



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Lawley House, Dorrington, Shrewsbury, SY5 7JD**

**Offers In The Region  
Of £400,000**

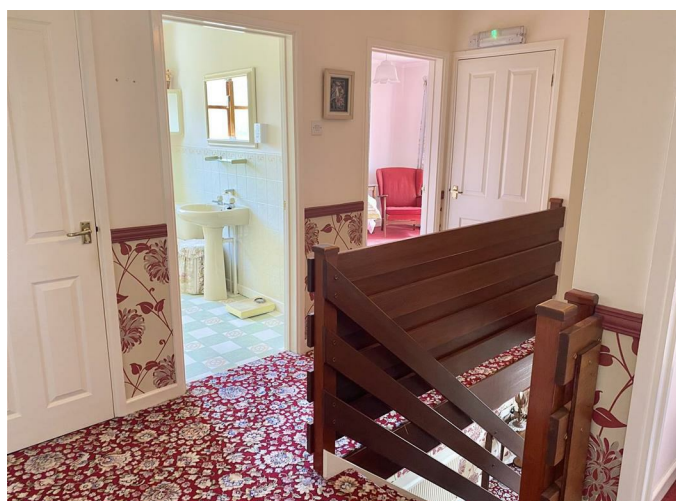
To view this property please call us on **01743 236 800** Ref: C7530/WM/KQ

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# A spacious four bedroom detached family house.

This spacious four bedroom detached family house requires some modernisation, but provides well proportioned accommodation briefly comprising; entrance porch, hallway, cloakroom, living room, dining room, kitchen/breakfast room, utility, garden room, study, master bedroom with en suite shower room, three further bedrooms and bathroom. Double garage, ample parking. Neatly kept gardens. The property benefits from oil fired central heating, but gas is available. No upward chain.

The property occupies an attractive and convenient position within walking distance of village amenities, including local primary school, doctors surgery, public house, village store and post office and butchers. Dorrington is situated approximately 6 miles south of Shrewsbury and a similar distance north of Church Stretton.



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## INSIDE THE PROPERTY

### PORCH

### ENTRANCE HALL

### LIVING ROOM

22'1" x 10'11" (6.73m x 3.32m)

Bay window

### CLOAKROOM

Wash hand basin, wc

Window

### DINING ROOM

14'1" x 8'10" (4.29m x 2.69m)

Sliding doors to garden

### KITCHEN / BREAKFAST ROOM

14'1" x 13'8" (4.29m x 4.17m)

Range of matching wall and base units

Integrated appliances including dishwasher, cooker, hob and extractor fan.

### UTILITY

7'7" x 6'2" (2.30m x 1.88m)

Work surface with sink inset

Washing machine

### GARDEN ROOM

Door to rear garden

### STUDY

6'2" x 10'2" (1.89m x 3.10m)

STAIRCASE rising from entrance hall to FIRST FLOOR

LANDING with pull down ladder to boarded full height loft space.

### MASTER BEDROOM

20'4" x 10'11" (6.19m x 3.32m)

Built in wardrobes

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

13'6" x 10'10" (4.12m x 3.30m)

Built in wardrobes

### BEDROOM 3

7'8" x 14'2" (2.33m x 4.32m)

Built in wardrobes

### BEDROOM 4

7'8" x 13'0" (2.33m x 3.95m)

Window to the rear

### BATHROOM

Wash hand basin, wc

Panelled bath

Window

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is approached over a driveway providing ample parking and access to the garage, flanked by neatly kept garden with flower and shrub borders.

There is a good sized REAR GARDEN laid to lawn with paved patio, and mature shrub beds. Summerhouse and Greenhouse.

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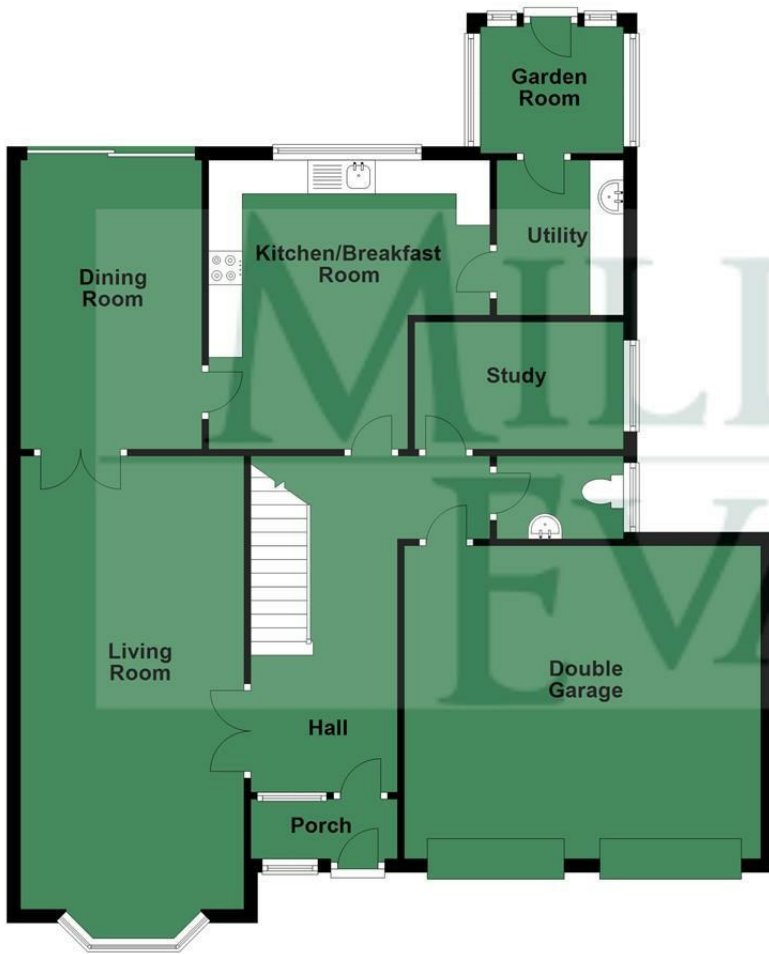




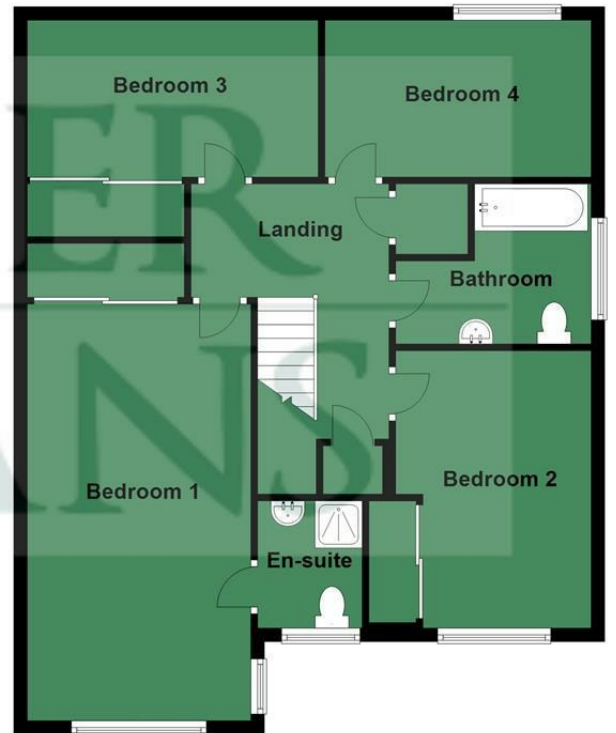


FLOOR PLANS ...

**Ground Floor**  
Approx. 1176.1 sq. feet



**First Floor**  
Approx. 861.9 sq. feet



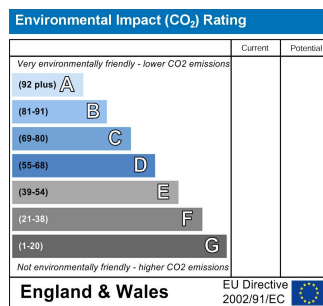
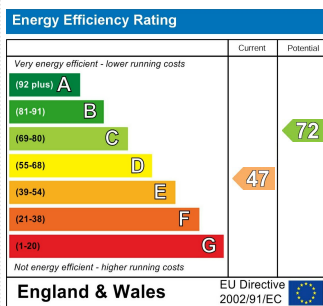
Total area: approx. 2038.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 south (Hereford Road) to Dorrington. On entering the village, pass the Horseshoe public house and turn left onto The Fold. Lawley House will be found on the left, just before the right hand bend.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage is available. Oil fired central heating. Natural gas is available.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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