



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2a Falkland Road, Dorrington, Shrewsbury, SY5 7JA £250,000 Region

To view this property please call us on **01743 236 800** Ref: C7544/WM/KQ

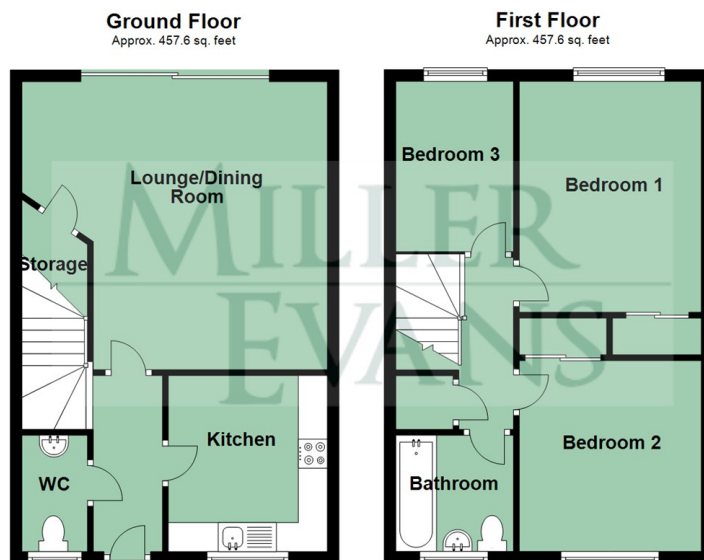
An immaculately presented three bedroom semi-detached family home.

This immaculately presented, three bedroom, semi-detached family home provides well planned and well proportioned accommodation briefly comprising; entrance hall, cloakroom, living room/dining room, kitchen, two bedrooms and bathroom. Spacious driveway providing parking. Neatly kept enclosed garden. The property benefits from electric heating and double glazing.

The property occupies an attractive and convenient position within walking distance of village amenities including; local primary school, doctors, public house, village store, post office and butchers. Dorrington is approximately 6 miles south of Shrewsbury and a similar distance north of Church Stretton. The property is also ideally placed for many recreational pursuits and enjoys views over the Shropshire Hills.



FLOOR PLANS



Total area: approx. 915.3 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

LVT flooring

CLOAKROOM

Wash hand basin, wc

KITCHEN

9'11" x 9'0" (3.03m x 2.74m)

Modern range of matching wall and base units

Fitted oven, hob and extractor over

LOUNGE / DINING ROOM

16'3" x 13'3" (4.96m x 4.03m)

Understairs store cupboard

Sliding doors to rear garden

LVT flooring

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

13'1" x 10'3" (3.98m x 3.13m)

Built in wardrobes

BEDROOM 2

10'9" x 10'3" (3.28m x 3.13m)

Built in wardrobes

BEDROOM 3

9'7" x 6'8" (2.93m x 2.03m)

BATHROOM

Wash hand basin, wc

Panelled bath

OUTSIDE THE PROPERTY

The property is approached over a brick paved driveway providing parking for 2 cars, flanked by lawn with floral borders and pathway to the reception area.

There is an enclosed REAR GARDEN laid to lawn with paved patios and shrubbery borders.

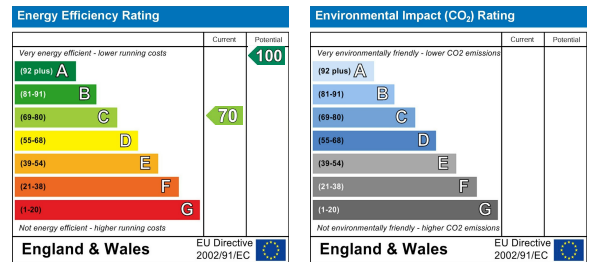


HOW TO FIND THIS PROPERTY

From Shrewsbury take the A49 south to Bayston Hill and proceed into Dorrington. Carry on through the village past the shop, and then the Butchers, then take the next left turning into Falkland Road. Follow this around to the right and the property will be found at the end of the road on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected.

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: C

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?

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 The UK's number one property website

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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