



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**8 Limes Paddock, Dorrington, Shrewsbury, SY5 7LF £640,000 Region**

To view this property please call us on **01743 236 800** Ref: C7577/WM/KQ

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# An imposing, immaculately presented, five bedroom detached family home.

This imposing and immaculately presented, five bedroom, detached home provides superb family accommodation briefly comprising; entrance hall, cloakroom, living room, dining room, conservatory, kitchen, utility, master bedroom with en suite shower room, four further bedrooms (one with walk in wardrobe), family bathroom. Double garage and parking. Neatly kept rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant cul-de-sac position in this conveniently situated village which is approximately 6 miles south of Shrewsbury and a similar distance north of Church Stretton, whilst also being well placed for access to the A5 which provides a dual carriageway link to the M54 and Telford. Local amenities include a primary school, village shops, public houses, doctors surgery and a church.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

17'8" x 13'3" (5.38m x 4.05m)

Spacious room with box window to the front

Inset log burning stove

French doors to:

### DINING ROOM

13'5" x 13'3" (4.10m x 4.05m)

French doors to:

### CONSERVATORY

Superb light and airy room providing ideal living space with panoramic views over the garden

Opening to:

### KITCHEN AREA

11'7" x 21'2" (3.53m x 6.44m)

Range of matching modern wall and base units

Integrated appliances

Window to the rear

### UTILITY ROOM

8'11" x 6'4" (2.72m x 1.92m)

Range of wall and base units

Window to rear

Door to garage

From the entrance hall STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM 1

15'9" x 13'3" (4.81m x 4.05m)

Built in wardrobes

Window to the rear

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window to the rear

### BEDROOM 2

15'3" x 12'7" (4.66m x 3.83m)

Built in wardrobes

Window to the front

Wash hand basin,

### BEDROOM 3

11'5" x 17'10" (3.49m x 5.44m)

Window to the front

### WALK IN WARDROBE

Currently used as a home gym

Access to:

### BEDROOM 4

11'11" x 10'2" (3.63m x 3.10m)

Window to the rear

### BEDROOM 5

11'7" x 11'1" (3.53m x 3.39m)

Window to the rear

Wash hand basin

### FAMILY BATHROOM

Wash hand basin, wc

Shower cubicle

Panelled bath

Window to the front

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is approached over a spacious driveway providing ample parking and giving access to the double garage, flanked by small lawn area with mature hedging and shrub beds.

Side gated access leading to enclosed REAR GARDEN laid with slate stones for ease of maintenance with paved patio area and bar area, ideal for outdoor entertaining. There is a variety of mature hedging and shrub borders with access to the fields to the rear.

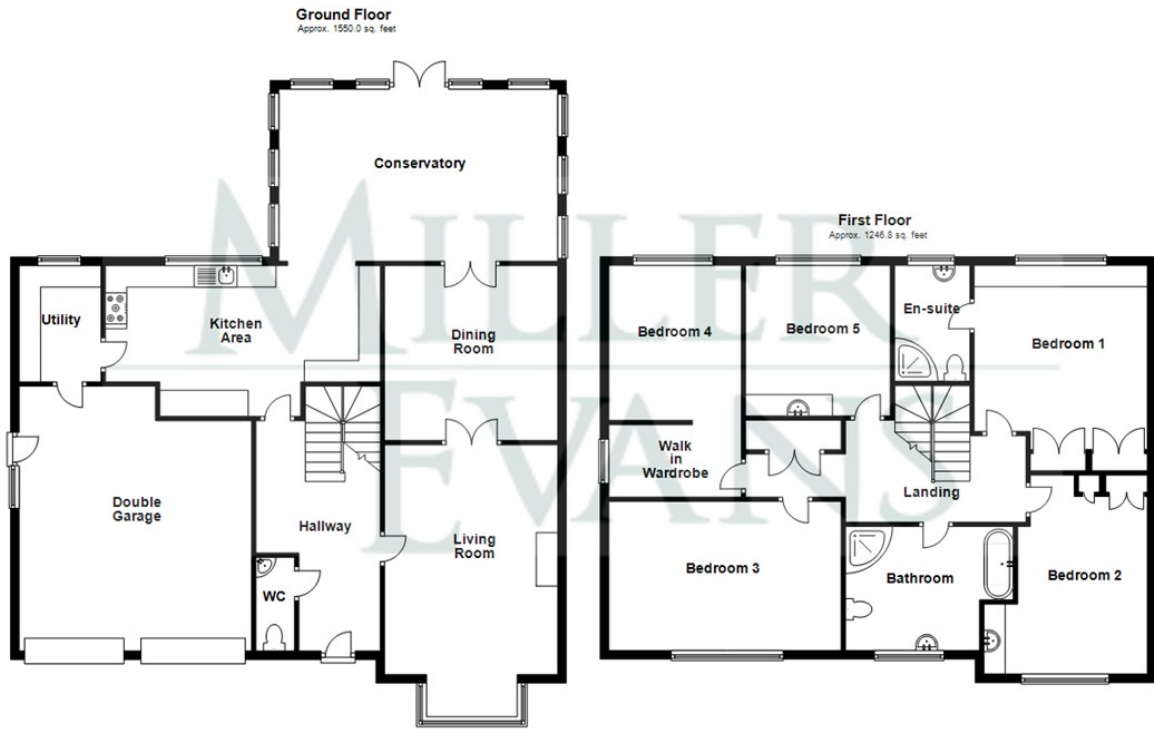








# FLOOR PLANS ...



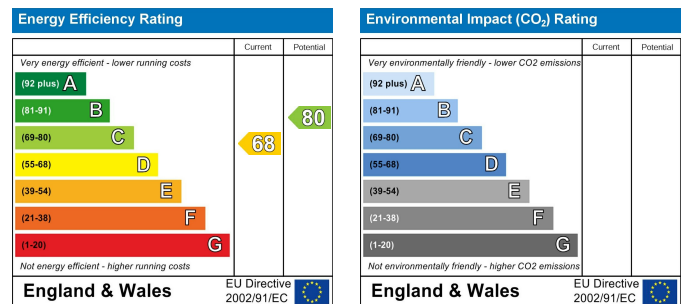
Total area: approx. 2796.8 sq. feet  
Illustration For Identification Purposes Only; Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 (Hereford Road) through Bayston Hill and on reaching Dorrington travel up the bank, and take the first turning on the right into Limes Paddock. Follow the road round to the left, where the bungalow will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas 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: 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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