



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Limes Paddock, Main Road, Dorrington, Shrewsbury SY5 7JW

£615,000 Region

To view this property please call us on **01743 236 800** Ref: C7604/WM/MU

An imposing, immaculately presented, 4 bedroomed detached family home.

This imposing and immaculately presented, four bedroom detached family house is offered for sale with NO UPWARD CHAIN. The property provides superb family accommodation throughout, briefly comprising; entrance porch, entrance hall, cloakroom, dining room, living room, conservatory, breakfast kitchen, utility and play room to the ground floor. To the first floor, master bedroom with newly fitted en suite shower room, three further bedrooms and newly fitted bathroom. Large well maintained gardens. Spacious driveway providing ample parking. The property benefits from a large plot and has gas-fired central heating.

The property occupies a pleasant 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 for the A5 which provides a dual carriageway link to the M54 and Telford. Local amenities include a primary school, village shops, public houses, doctor's surgery and a Church.



INSIDE THE PROPERTY

ENTRANCE PORCH

With windows to the fore and side with access to the hallway.

ENTRANCE HALL

CLOAKROOM

Wash hand basin
Low flush wc
Window to the fore.

DINING ROOM

12'6" x 11'11" (3.82m x 3.62m)
Large bay window to the fore.

LIVING ROOM

19'7" x 11'11" (5.98m x 3.62m)
Feature fireplace
Sliding doors through to the conseratory.

PLAY ROOM

9'11" x 17'5" (3.03m x 5.32m)
With 2 large windows to the fore.

UTILITY

9'5" x 9'7" (2.86m x 2.91m)
Matching range of wall and base units and sink with mixer tap
Rear access and window to the rear

KITCHEN / DINING ROOM

12'9" x 22'10" (3.89m x 6.95m)
Fitted with a matching range of wall and base units
Sliding door through to the conservatory
Access to the utility area and playroom.

CONSERVATORY

With 2 French doors leading to the rear patio
Panoramic views of the garden
The conservatory is multi purpose with an entertaining area and home gym space

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

16'0" x 11'11" (4.87m x 3.62m)
Window to the fore
Access to the en suite.

EN SUITE SHOWER ROOM

With large shower cubicle
Wash hand basin
Low flush wc
Window to the fore.

BEDROOM 2

16'2" x 11'11" (4.94m x 3.62m)
Window to the rear
Fitted storage units

BATHROOM

Panelled bath
Wash hand basin
Low flush wc
Storage cupboard
Window to the rear

BEDROOM 3

16'10" x 11'5" (5.13m x 3.49m)
Window to the fore and rear.

BEDROOM 4

10'4" x 12'5" (3.16m x 3.79m)
Window to the rear

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached through a wooden gate and over a gravelled driveway providing excellent parking for up to 6 cars. There is a large area predominantly laid to lawn with mature hedging providing copious amounts of privacy.

TO THE REAR of the property there is a superb patio area perfect for outside entertaining, a large area predominantly laid to lawn with a variety of floral and shrubbery borders and mature hedging, again providing excellent privacy. The property sits on an extensive plot offering space, privacy and endless potential.

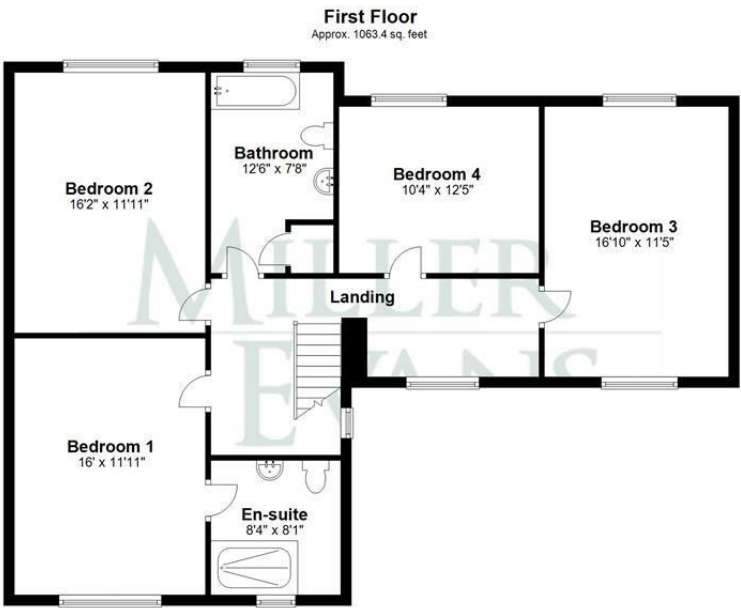
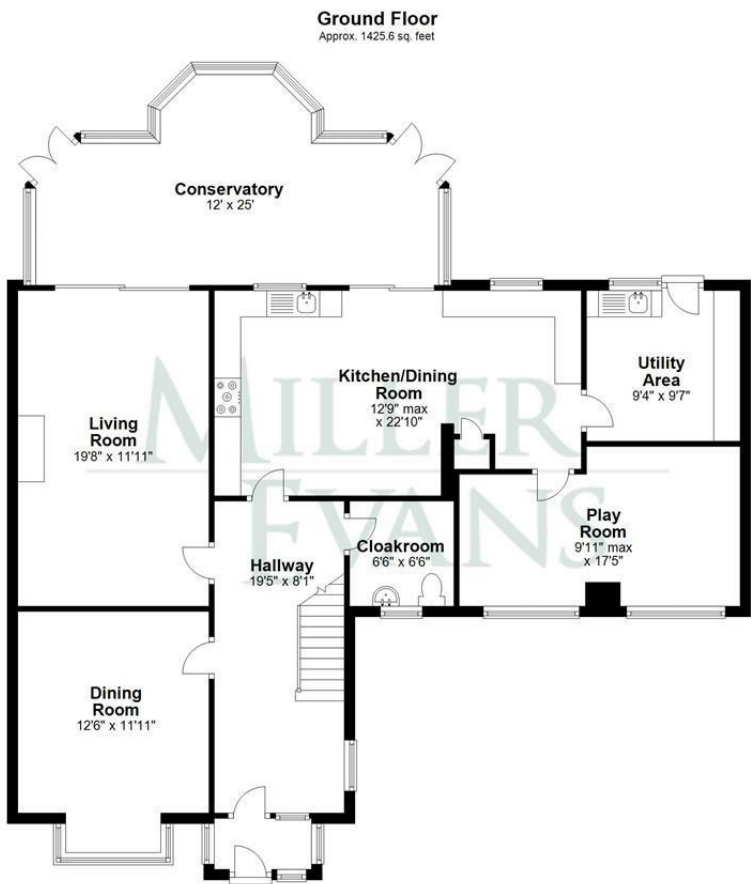








FLOOR PLANS ...

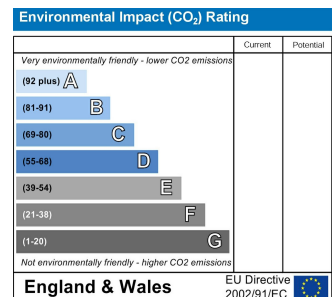
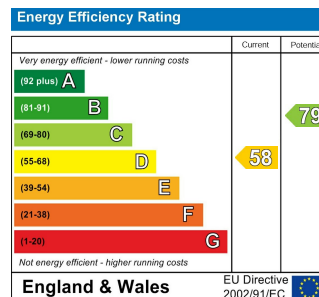


Total area: approx. 2489.0 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 (Hereford Road) through Bayston Hill and on reaching Dorrington travel up the bank, pass the turning on the right into Limes Paddock and take the next right onto a private drive, bear left, where No. 1 will be found.

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: G

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.

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