



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Falkland Road, Dorrington, Shrewsbury, SY5 7JA

**£625,000
Asking Price**

To view this property please call us on **01743 236 800** Ref: C7607/SL/KQ

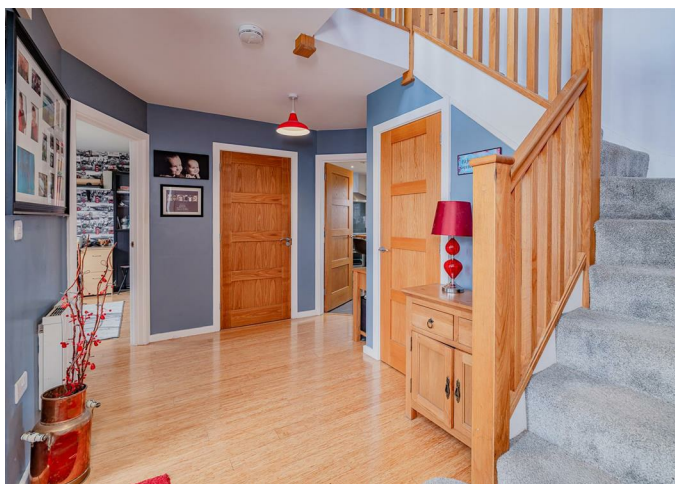
A superior, detached family residence occupying an enviable position on a small residential development.

This superior four bedroom detached property is well designed with a high specification which blends contemporary elegance with traditional charm to suit its rural setting.

Positioned in an exclusive residential development of just a hand-full of homes, this property offers both community and seclusion, making it ideal for those seeking countryside living without sacrificing modern convenience. The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented and occupied by the current owners to a high standard. The property benefits from electric heating and double glazing. Outside, bi-fold doors from the family room open onto a terrace, with attractive landscaped gardens, which seamlessly integrate with the surrounding countryside, a spacious driveway provides ample parking and serves the double garage with a pathway and gateway access.

The property is situated in the charming village of Dorrington, which is approximately 6 miles south of the county town of Shrewsbury. The village offers a blend of rural tranquillity and accessible amenities, including the Horseshoes public house, village hall, which frequently hosts various events, village Church and the surrounding countryside provides ample opportunities for walking, cycling and appealing to outdoor enthusiasts.

Chester : 48 miles
Birmingham: 51 miles
London: 164 miles



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

STUDY

13'9" x 7'6" (4.19m x 2.29m)

LOUNGE

20'9" x 11'3" (6.32m x 3.43m)

Log burner with brick surround and wooden mantel over
Double doors to:

FAMILY ROOM

21'4" x 11'9" (6.50m x 3.58m)

Bi-fold doors to terrace and garden.

Opening to:

KITCHEN / DINING ROOM

23'0" x 13'0" (7.01m x 3.96m)

UTILITY

6'5" x 9'6" (1.96m x 2.90m)

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

23'0" x 10'2" (7.01m x 3.10m)

Double doors to a superb BALCONY enjoying open views.

EN SUITE SHOWER ROOM

WALK IN WARDROBE

11'3" x 4'4" (3.43m x 1.32m)

BEDROOM 2

12'1" x 10'0" (3.68m x 3.05m)

BEDROOM 3

11'5" x 10'1" (3.48m x 3.07m)

BEDROOM 4

12'2" x 11'0" (3.71m x 3.35m)

BATHROOM

6'5" x 6'2" (1.96m x 1.88m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Spacious driveway providing ample parking.

Landscaped gardens laid to lawn with a large paved terrace
providing ideal seating area.









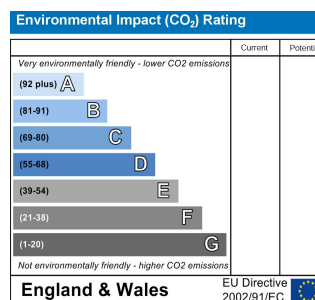
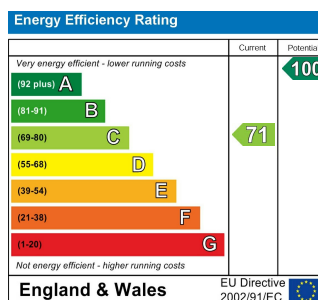
FLOOR PLANS ...



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.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, 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: E

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:



The UK's number one property website

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