



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**24 Limes Paddock, Dorrington, Shrewsbury, SY5 7LF**

**£485,000 Region**

To view this property please call us on **01743 236 800** Ref: C7606/WM/KQ



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# A well presented and neatly kept, three bedroom detached bungalow.

A well presented, three bedroom detached bungalow residence providing spacious accommodation briefly comprising; entrance hall, living room/dining room, kitchen, master bedroom with en suite shower room, two further bedrooms and bathroom. Double garage and ample parking. Immaculately kept enclosed rear garden. The property benefits from gas fired central heating.

Situated in a peaceful, cul-de-sac position in a conveniently situated village which is approximately 6 miles south of Shrewsbury, a similar distance north of Church Stretton and well placed for access onto the A5 which provides a dual carriageway link to the M54 and Telford. Local amenities include a primary school, village shops, public house, doctors surgery and a church.



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## INSIDE THE PROPERTY

### RECEPTION HALL

Two store cupboards

### LOUNGE

15'4" x 11'10" (4.67m x 3.61m)

Inset gas fire with brick surround and mantel

Sliding door to rear garden

### DINING ROOM

11'5" x 9'2" (3.48m x 2.79m)

### KITCHEN

8'0" x 14'2" (2.45m x 4.31m)

Fitted with a range of matching wall and base units

Inset oven with hob over

### MASTER BEDROOM

15'4" x 13'2" (4.68m x 4.02m)

Range of built in wardrobes and dressing table

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

10'11" x 9'9" (3.32m x 2.98m)

### BEDROOM 3

6'10" x 9'9" (2.09m x 2.98m)

### BATHROOM

Panelled bath with electric shower unit over and shower screen

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is divided from the road by a dwarf brick wall and approached through brick pillared entrance with five bar wooden entrance gates, over tarmacadam driveway providing ample parking and access to the double garage. Neatly kept front garden laid to lawn with well stocked shrub beds and borders and paved patio leading to the reception area.

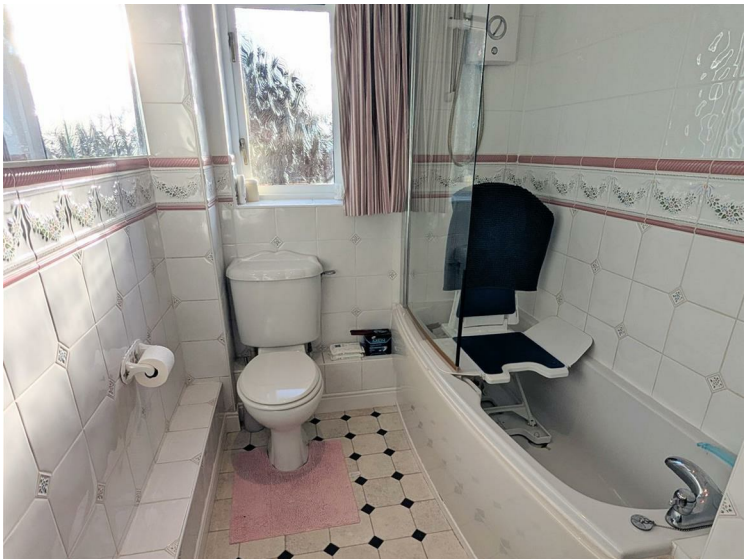
Enclosed REAR GARDEN laid to lawn with paved patio and further circular patio providing ideal seating area, wide variety of inset shrubs and trees. The garden is enclosed on all sides by mature hedging and fencing.









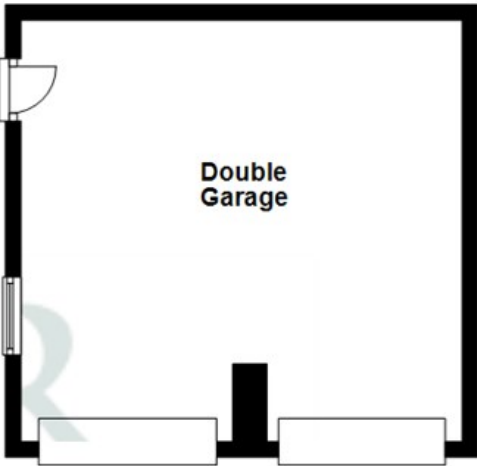
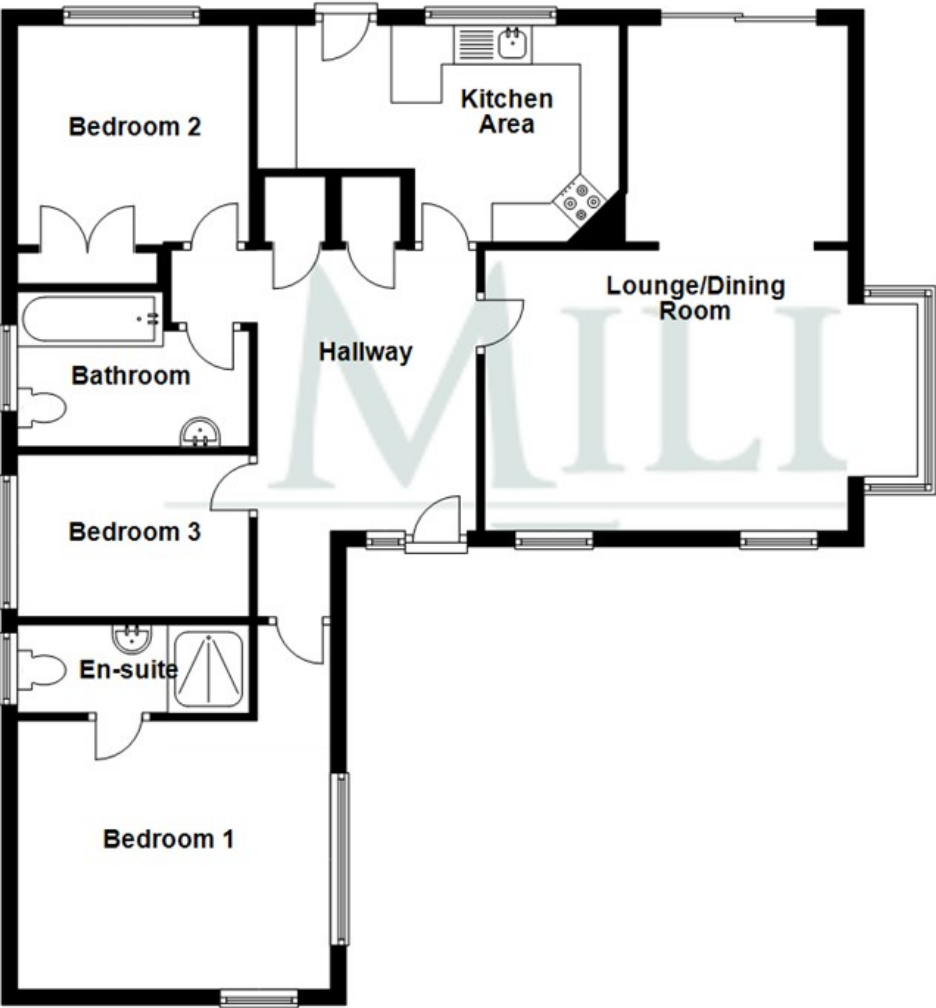






FLOOR PLANS ...

**Ground Floor**  
Approx. 1340.4 sq. feet



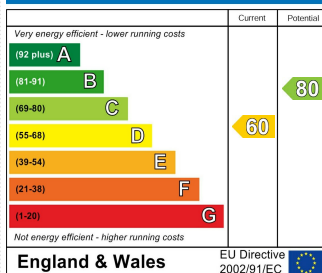
Total area: approx. 1340.4 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



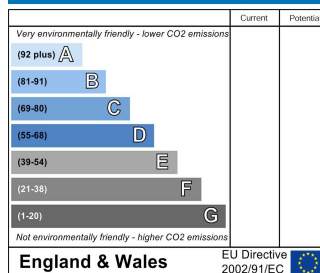
## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 (Hereford Road) and on reaching Dorrington, travel up the bank into the village and then turn immediately right into Limes Paddock. Bear left continuing on Limes Paddock and the property will be found on the right hand side.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



## 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: 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:



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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