



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

23 The Maitlands, Dorrington, SY5 7LD

**Offers In The Region
Of £245,000**

To view this property please call us on **01743 236 800** Ref: C7681/WM/KQ

A spacious three bedroom semi-detached house requiring some modernisation, with garden enjoying superb views over neighbouring fields.

This three bedroom semi-detached house requires some modernisation, but provides spacious accommodation briefly comprising; entrance hall, living room, kitchen/dining room, three bedrooms and wet room. Garage and parking. Enclosed gardens. The property benefits from gas fired central heating and double glazing.

This property occupies an extremely good position within this popular development, having an open aspect to the rear, boasting stunning rural views. The property is situated within the very popular village of Dorrington, which benefits from good local amenities including a primary school, village hall, doctors surgery, village shop/post office, a popular public house/restaurant, village Church and frequent bus service. Shrewsbury is approximately 7 miles away, with Church Stretton being of similar distance.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

15'2" x 13'0" (4.63m x 3.97m)

Feature fireplace

Window to the front

KITCHEN / DINING ROOM

10'8" x 16'2" (3.26m x 4.94m)

Fitted with a range of matching modern units

Integrated appliances

Door to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

12'10" x 9'2" (3.91m x 2.79m)

Built in wardrobe with sliding doors

Window

BEDROOM 2

10'8" x 9'2" (3.26m x 2.79m)

Built in store cupboard

Window

BEDROOM 3

9'0" x 6'9" (2.74m x 2.05m)

Window

WET ROOM

Electric shower unit

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

The property is approached over tarmacadam driveway providing parking and access to the garage, flanked by lawned area with paved pathway to the reception.

Enclosed REAR GARDEN laid to lawn and enjoying superb open views over neighbouring fields.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A49 South, continue past Bayston Hill and on entering Main Road, Dorrington, turn right onto Church Road. Take the second right onto The Maitlands, where the property will eventually be found.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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: 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?

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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