



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

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

**Offers In The Region  
Of £460,000**

To view this property please call us on **01743 236 800** Ref: C7690/WM/KQ

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# An attractive, much improved, well presented, four bedroom detached family home.

This well presented and much improved detached four bedroom family home provides spacious accommodation briefly comprising; reception hall, cloakroom, lounge with double doors to dining room, conservatory, kitchen/breakfast room, utility room, study, master bedroom with en-suite shower room, 3 further bedrooms and bathroom. Garage and ample parking. Well maintained gardens. The property also benefits from gas-fired central heating and double glazing.

The property occupies 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

### ENTRANCE HALL

Understairs store cupboard

### CLOAKROOM

Wash hand basin, wc

### STUDY

9'9" x 7'11" (2.98m x 2.41m)

Window to the front

### LIVING ROOM

15'5" x 12'5" (4.70m x 3.78m)

Box window to front

Inset log burner with brick surround, wooden mantel and slate hearth

Double doors to:

### DINING ROOM

10'3" x 12'5" (3.12m x 3.78m)

Door to kitchen

Sliding doors to:

### CONSERVATORY

Double doors to garden.

### KITCHEN / BREAKFAST ROOM

12'2" x 16'1" (3.72m x 4.91m)

Recently fitted with a range of matching wall and base units and breakfast bar

Door to:

### UTILITY

7'11" x 7'10" (2.42m x 2.40m)

Fitted with base units and inset sink and space for washing machine

Door to the garden

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING with airing cupboard housing hot water cylinder.

### MASTER BEDROOM

12'2" x 12'5" (3.72m x 3.78m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

8'11" x 12'5" (2.73m x 3.78m)

### BEDROOM 3

12'8" x 9'7" (3.86m x 2.91m)

### BEDROOM 4

7'8" x 8'2" (2.33m x 2.49m)

### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door

Power and lighting

The property is divided from the road by dwarf brick walling and approached through brick pillars over a tarmac driveway providing ample parking and access to the garage, flanked by neatly kept lawn with floral borders.

Enclosed REAR GARDEN laid mainly to lawn with paved patio area and large Summerhouse.





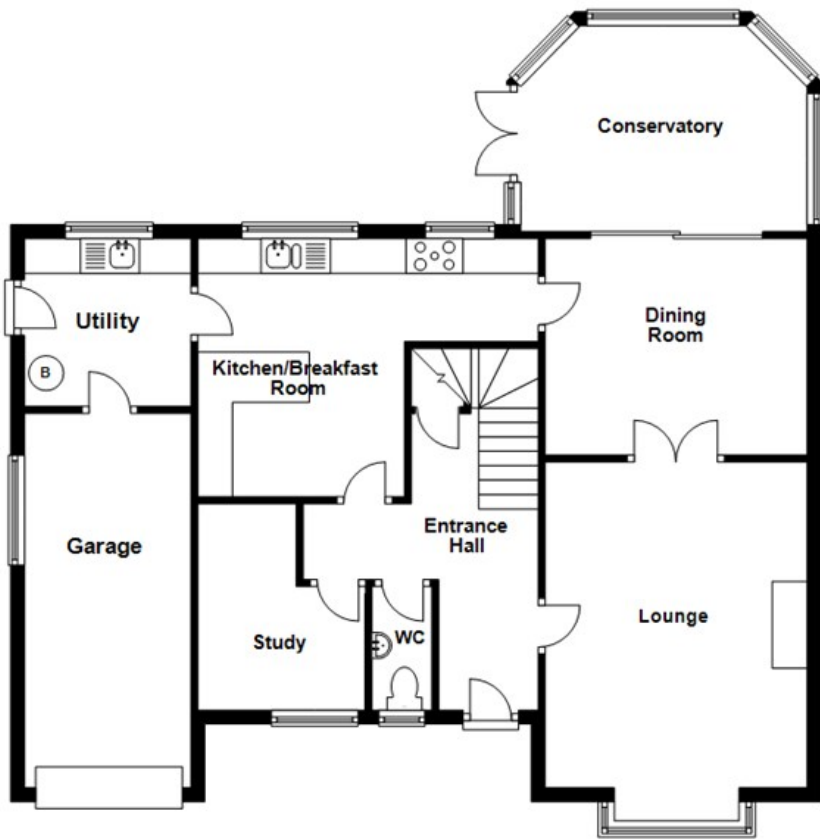




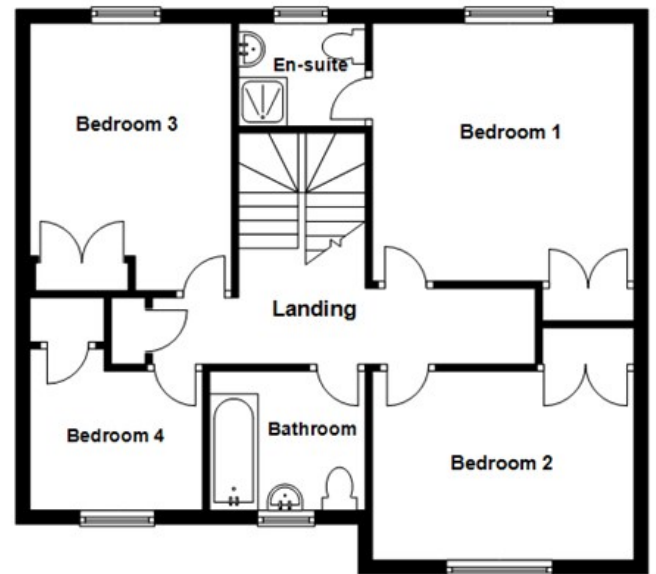
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FLOOR PLANS ...

Ground Floor



First Floor



Total area: approx. 1723.3 sq. feet

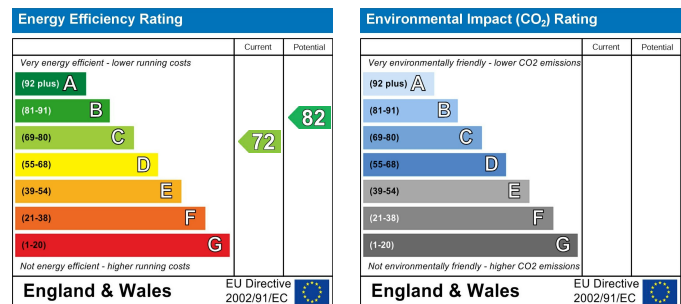
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## 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. Continue to the end of the cul-de-sac and turn right where the property will be found on the left hand side after a short distance.

## 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: 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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