SAMUEL WOOD

Walford Lodge, Dorrington, Shrewsbury, Shropshire, SY5 7ED

Offers Over £550,000

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Shrewsbury, Shropshire, SY5 7ED

5 3 4 D

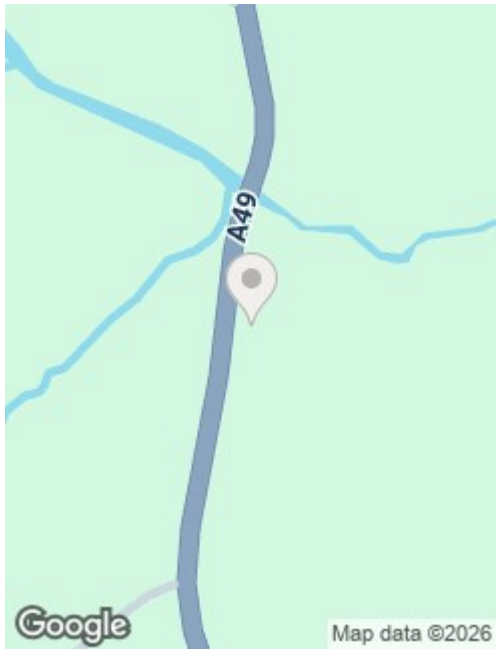
- Characterful Home with Flexible Accommodation
- Modern Kitchen with Neff Appliances
- Versatile Additional Home Office Space
- Recently Updated Upstairs Bathroom
- Excellent Potential for Self-Contained Living
- Pleasant Rural Views Surround The Property
- Plot 0.43 Acres - Landscaped Gardens with Pond & Decking
- Extensive Driveway Parking for Nine Vehicles
- Useful Eaves & Built-In Storage
- EPC Rating D

Character, flexibility and countryside living in one exceptional home - Offering a distinctive blend of character, flexibility and modern family living, Walford Lodge enjoys pleasant rural views while benefiting from convenient access to the A49. The property combines attractive period-style features with thoughtful updates, including acoustic double glazing to the front, helping to reduce road noise. Generous glazing brings natural light throughout, while the landscaped gardens provide an exceptional outdoor setting with a pond, decking, growing area, polytunnel and automated watering system, all set within 0.43 Acres. A versatile additional outdoor living space provides excellent scope for home working, hobbies or independent use. The property also offers extensive parking and considerable flexibility for multi-generational living or creating a self-contained element.

The ground floor provides a superb combination of character and practical living space. The open-plan kitchen, living, office and dining area features attractive stone flooring, solid oak worktops and a comprehensive range of Neff appliances, with rear door access to the courtyard. A Villager log burner and dual-aspect windows create a welcoming focal point, while the additional sitting room benefits from dual-aspect windows, double doors opening to the rear and a feature brick fireplace. The hallway has stained pine flooring, complemented by a downstairs bathroom with walk-in shower and Jacuzzi bath. There is also potential to create a self-contained portion of the property, subject to the necessary requirements.

The upper floors provide excellent flexibility, with three bedrooms reached via one staircase on the first floor, including a versatile dressing room with built-in wardrobes. The recently updated upstairs bathroom features tiled flooring, dual shower facilities and Aqua panelling. Built-in storage is available, with additional eaves storage providing useful space. Two further bedrooms are located on the upper level, both enjoying built-in storage, while one benefits from a Velux window. Excellent views and a pleasant rural outlook add to the appeal of the bedrooms.

The landscaped gardens are a particular feature, enjoying sunshine throughout the day and incorporating a pond, decking area, vegetable and growing section, polytunnel and automated watering system. A larger storage shed and lean-to shed provide practical storage, with gated access from the courtyard to the rear. There is also a versatile additional outdoor living space/home office with shower room, WC, sink and double-glazed windows. The driveway offers substantial parking, with space for up to nine vehicles when the gate is opened. The property is neighbouring Stoney Acres Luxury Holiday Park (Caravan site for adults only with strict noise regulations).



Directions

What3words: ///trips.hesitate.evaporate

Services: We understand that the property has mains oil heating , mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 17 Mbps & Superfast 52 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Floor Plans

Total floor area: 219.0 sq.m. (2,357 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.