

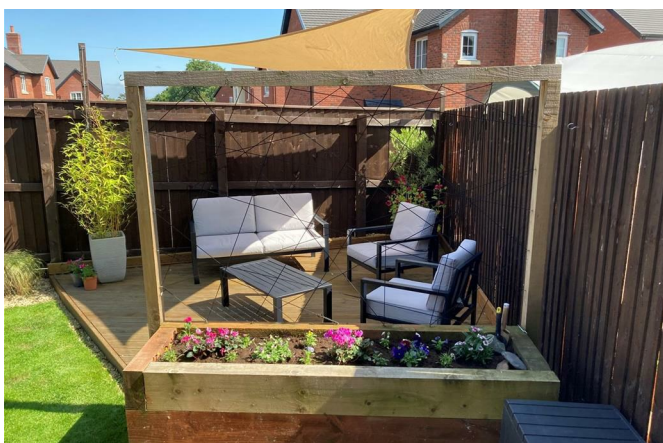
1 The Farris Dorrington Shrewsbury SY5 7DX



3 Bedroom House - Semi-Detached
Offers In The Region Of £239,950

The features

- SOUGHT AFTER VILLAGE LOCATION
- RECENTLY BUILT SEMI DETACHED HOUSE
- SPACIOUS LOUNGE/DINING ROOM
- 3 GOOD SIZED BEDROOMS
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- LOVELY ENCLOSED REAR GARDEN
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM
- EPC RATING C



*** ENVIABLE VILLAGE LOCATION ***

An attractively presented, 3 bedroom semi detached house offering deceptively spacious accommodation, perfect for a growing family.

Set on the edge of this popular, self sufficient village on the Southern edge of the Town Centre with ease of access to the A5/M54 motorway network.

Reception Hall with Cloakroom, good sized Lounge/Dining Room, well fitted Kitchen, 3 Bedrooms and Bathroom. Enclosed rear garden and driveway with parking.

Viewing Highly Recommended.

Property details

DESCRIPTION

Occupying an enviable corner plot on this recently constructed development constructed by reputable local developer Shrewsbury Homes. The attractively presented accommodation is perfect for first time buyers or a growing family with deceptive rooms which truly must be viewed to be fully appreciated.. Featuring high energy insulation and double glazing, driveway with parking for two/three cars and lovely enclosed rear garden.

LOCATION

Set on the edge of this most popular village, locally known as the Gateway to South Shropshire. Dorrington has excellent facilities on hand including Post Office/General Store, School, Restaurants/Public House, Church, Doctors and local Butchers and there is a regular bus service to the County Town and Church Stretton. The A5/M54 motorway network is a short drive away making this a great village for commuters.

RECEPTION HALL

Composite entrance door opening to RECEPTION HALL off which lead

CLOAKROOM

with WC and wash hand basin, complimentary tiled surrounds, window to the front.

LOUNGE/DINING ROOM

16'8" x 15'6" max (5.09 x 4.73 max)

A lovely, light and spacious room with window and French doors opening onto the rear garden, useful understairs storage cupboard, media points.

KITCHEN

9'3" x 8'7" (2.82 x 2.64)

Attractively fitted with modern range of high gloss fronted units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having integrated dishwasher and fridge freezer both with matching fascia panels. Inset 4 ring hob with extractor over and oven and grill beneath, matching range of eye level wall units. Space for breakfast table, tiled flooring, window to the front.

FIRST FLOOR LANDING

From the Reception Hall, staircase leads to First Floor Landing with access to roof space.

BEDROOM 1

12'11" x 9'8" (3.96 x 2.95)

A excellent double room with window overlooking the garden, media point.

BEDROOM 2

9'8" x 9'8" (2.95 x 2.95)

with window overlooking the front.

BEDROOM 3

8'7" x 6'7" (2.64 x 2.01)

With window overlooking the front.

BATHROOM

with white suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC suite. Complimentary tiled surrounds, heated towel rail, window to the front.

OUTSIDE

The property is approached over paved pathway to covered entrance. Gravelled forecourt area and large brick paved driveway with parking for several vehicles. Side pedestrian access to the ENCLOSED REAR GARDEN which is attractively laid to two lawned areas, large decked sun terrace and paved patio area, perfect for those who love to entertain and dine alfresco. Enclosed with wooden fencing.

TENURE

We are advised the property is freehold and would recommend this is verified during pre contract enquiries.

COUNCIL TAX BANDING

We have checked the Shropshire Council website and advise this states the property is within the current banding of C. We would recommend this is verified during pre-contract enquiries.

GENERAL

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

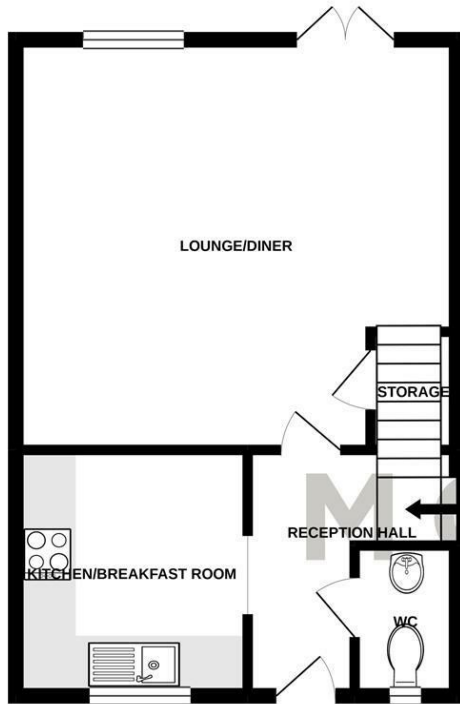
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.

1 The Farris, Dorrington, Shrewsbury, SY5 7DX.

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GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (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 | |

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.