

12 Millfield Place Dorrington Shrewsbury SY5 7ES



3 Bedroom House - Detached
Offers In The Region Of £299,995

The features

- IMPRESSIVE 3 BEDROOM DETACHED HOUSE WITH VIEWS
- RECEPTION HALL WITH CLOAKROOM AND GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- GAS CENTRAL HEATING, DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED
- WELL PRESENTED SPACIOUS ACCOMMODATION
- ATTRACTIVE KITCHEN/DINING ROOM AND UTILITY
- 2 FURTHER BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B



***** 3 BEDROOM DETACHED WITH LOVELY RURAL VIEWS *****

An immaculately presented and enhanced 3 bedroom detached house - perfect for those looking to both up or downsize, recently constructed by reputable local developer Shropshire Homes.

Occupying an enviable tucked away cul de sac position with lovely rural aspect over open farmland across to the Stretton Hills in this much sought after South Shropshire village.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge with french doors to the garden, well fitted Kitchen /Dining Room with appliances, Utility Room, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and family Bathroom. Purchased from new the owners included in their design, integrated appliances, recessed ceiling lights, LVT flooring and full tiling to the Bathrooms.

The property has the benefit of gas central heating, double glazing, driveway with parking and lovely enclosed rear garden, laid for ease of maintenance, which is perfect for those who love to entertain and dine alfresco.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable cul de sac position in the heart of this popular self sufficient Village approximately 6 miles South of Shrewsbury, ideal for commuters with easy access to the A5/M54 motorway network. Dorrington boasts excellent facilities including primary school, general store, public house/restaurants, doctors, church and lovely countryside walks.

RECEPTION HALL

Door opens to spacious Reception Hall, LVT flooring, radiator.

CLOAKROOM

with WC and wash hand basin, fully tiled walls, radiator.

LOUNGE

A lovely room having double opening French doors leading onto the garden, media point, radiator, LVT flooring and recessed ceiling lights.

KITCHEN/DINING ROOM

Attractively fitted with range of contemporary soft grey fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and having integrated dishwasher and fridge freezer with fascia panels and inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units, recessed ceiling lights, window to the front, LVT flooring. Ample space for dining table.

UTILITY ROOM

with continuation of units incorporating sink set into base cupboard with integrated washing machine to the side. Continuation of LVT flooring, window to the side and radiator. 2 deep, built in storage cupboards.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor galleried style Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

having two windows overlooking the rear with lovely open aspect over farmland across to the Shropshire Hills. Fitted double storage cupboard with mirror fronted sliding doors, media point, LVT flooring, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower, wash hand basin and WC. Fully tiled walls and heated towel rail.

BEDROOM 2

a good sized double room with window overlooking the front, fitted double wardrobe with mirror fronted sliding doors, media point, LVT flooring, radiator.

BEDROOM 3

with window to the rear again with lovely aspect over

open fields and towards Shropshire Hills. Fitted wardrobe with mirror fronted sliding doors, LVT flooring, radiator.

BATHROOM

being fully tiled with suite comprising panelled bath with shower unit over, wash hand basin and WC. Heated towel rail, window to the front.

OUTSIDE

The property occupies an enviable position tucked away in a quiet cul de sac approached over driveway with parking for 2-3 cars. The front has been laid for ease of maintenance to a gravelled forecourt. Side pedestrian access leads to the lovely rear garden which has been laid for ease of maintenance to large paved patio and excellent raised composite decked sun terrace, perfect for those who love to dine alfresco and outdoor entertain. Offering a good level of privacy being enclosed with wooden fencing and bordered by open farmland. To the side is a good sized gravelled area, perfect for bin storage, garden shed etc.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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](https://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

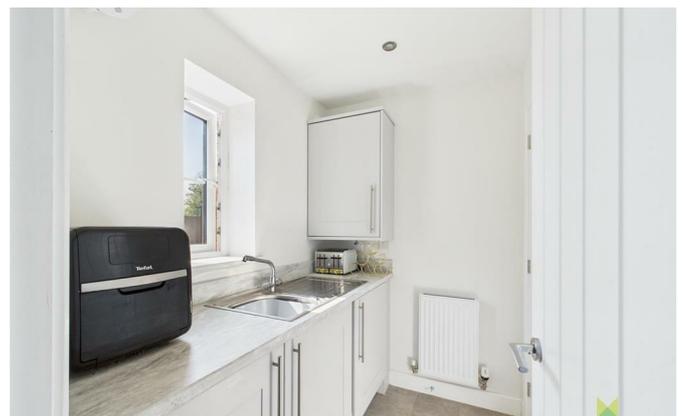
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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 2.00pm on Sunday, maximising every opportunity to find your new home

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Floor 0

Approximate total area[®]
866.74 ft²
80.52 m²

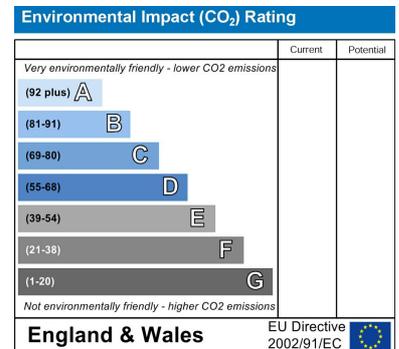
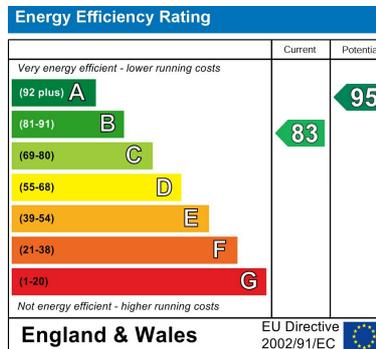


Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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