



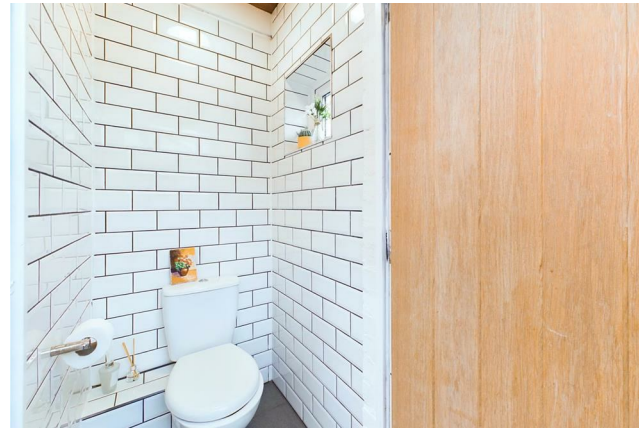


2 Bank Cottages, The Bank, Dorrington, Shrewsbury, SY5 7JJ
Offers In The Region Of £315,000

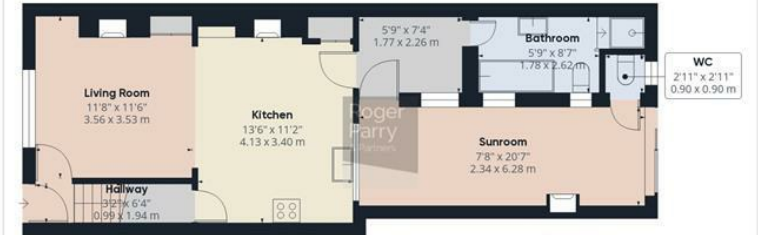
A deceptively spacious mid-terrace mature cottage occupying a central position in the popular village of Dorrington within a short walk of extensive local amenities including a shop, pub and junior school.

The accommodation is set on three floors consisting of an entrance hall sitting room with a log burner and feature fireplace opening into kitchen/ diner again with feature fireplace and log burner/stove and extensive range of built-in appliances, utility, conservatory, downstairs bathroom with separate shower cubicle and further downstairs WC. On the first floor the property has three bedrooms with a further fourth attic bedroom situated on the second floor. The property has the added benefit of gas heating and extensive off-road parking to the front for up to four cars. Good-sized gardens are set to the rear with two small storerooms converted from a former pigsty one with a small log burner both with power and lighting.





Floor Plan
(not to scale - for identification purposes only)

 Ground floor Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 1023.64 ft² 95.1 m² Reduced headroom 64.73 ft² 6.01 m²
 Floor 2 Building 1		(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C. GIRAFFE360

Entrance Hall

3'6" x 3'2" (1.07m x 0.97m)

With staircase extending to first floor. Door leading to:

Sitting Room

12'0" x 11'11" (3.66m x 3.63m)

With radiator, log burner set to brick fireplace with raised Quarry tile hearth, alcoves to either side one with built in original cupboard, wood framed double glazed window to the front with fitted shutters, power, and lighting points. Sitting room opens up into:

Kitchen

13'9" x 11'4" (4.19m x 3.45m)

With range of units comprising Quartz worksurface extending to two wall sections with Belfast sink inset, range of cupboards and drawers under, built in dishwasher, built in four ring stainless steel gas hob with stainless steel extractor hood above and built in electric oven below, built in fridge and freezer, eye level cupboard housing recently installed gas fired boiler supplying heating and domestic hot water feature, fireplace with built in Luks Enerji log burner/cooking range with alcoves to either side, one with built in storage cupboard/pantry, Quarry tiled flooring, two central light points, power points, door to useful understairs storage cupboard, large wood framed window with shutters overlooking conservatory.

From kitchen, door to:

Utility

7'5" x 5'10" (2.26m x 1.78m)

With matching Quartz worktop with space and plumbing set for automatic washing machine under and base unit alongside, Quarry tile flooring, radiator, power and lighting points, window and service door to the side.

Utility gives access to:

Downstairs Bathroom

8'8" x 5'11" (2.64m x 1.80m)

Fitted with claw footed bath with shower attachment and tiled surround, pedestal wash basin, W/C, fully tiled shower cubicle with door, light and shaver socket, radiator, double glazed sky light to the side with two further opaque glass wood framed windows to the side.

Utility leads to:

Conservatory

21" x 7'8" (6.40m x 2.34m)

With vinyl floor covering, wall mounted electric panel heater, power and lighting points, built-in stainless-steel sink set into wooden work top with range of base units under, roof blinds, sliding patio doors give access to rear gardens.

From Conservatory door, leads to:

Cloakroom W/C

With W/C, fully tiled with lighting point and UPVC double glazed window to the rear.

From entrance hall, stairs with handrail lead to:

First Floor Landing

With radiator and lighting point.

First floor landing gives access to:

Bedroom One

11'10" x 8'9" (3.61m x 2.67m)

With original cast iron fireplace set to one wall, radiator, power and lighting points, wooden framed doubled glazed window with fitted shutters.

Dressing area**Bedroom Two**

11'5" x 9'0" (3.48m x 2.74m)

With original cast iron fireplace set to one corner, power and lighting points, wood framed window to the rear with built in shutter.

Bedroom Three

7'7" x 6'0" (2.31m x 1.83m)

With radiator, power and lighting points, wood framed windows to the rear with built in shutter.

From first floor landing, pined staircase extends to:

Second Floor Landing

With lighting point and double-glazed window to the rear, giving access to:

Bedroom Four

11'2" x 10'3" (3.40m x 3.12m)

With restricted head room, radiator, power and lighting points, wood effect vinyl floor covering, double glazed sky light to the front and rear.

Outside

The property is approached off the council maintained road onto large, gravelled parking area, providing extensive off road parking for up to four cars, with outside canopy over the front door. Separate pedestrian gate gives access to path shared with number one which extends up to the front of the property. To the rear of the property, from the sliding patio doors, lead out across the shared pathway which extends across the terrace giving access back to The Bank. Gardens are laid to large patio area with useful covered storage area set to one side, lawn extending with raised flower beds set to one side in central pathway, leading past chicken run to further large, paved areas situated to the rear garden giving access to:

Storerooms

Converted from the former pigsty now consisting of two small stores with glazed and wooden door leading to:

Storeroom One

7'0" x 5'11" (2.13m x 1.80m)

With power and lighting points and small log burner leading through to:

Storeroom Two

6'0" x 5'3" (1.83m x 1.60m)

With brick paved flooring, further power and lighting, and window to the front.

The rear gardens are enclosed by a variety of wooden fencing. Further outside light.

Note

The rating for the EPC is D and since the EPC has been completed the property benefits from a newly installed gas central heating boiler, which was installed in January 2025.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 20 Mbps & Superfast 80 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contract enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A49 south through the village of Bayston Hill. On reaching Dorrington continue onto the centre of the village turning left at the crossroads onto Station Road and then immediately right onto The Bank. After a short distance turn left and the property is situated on the left-hand side indicated by the for sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

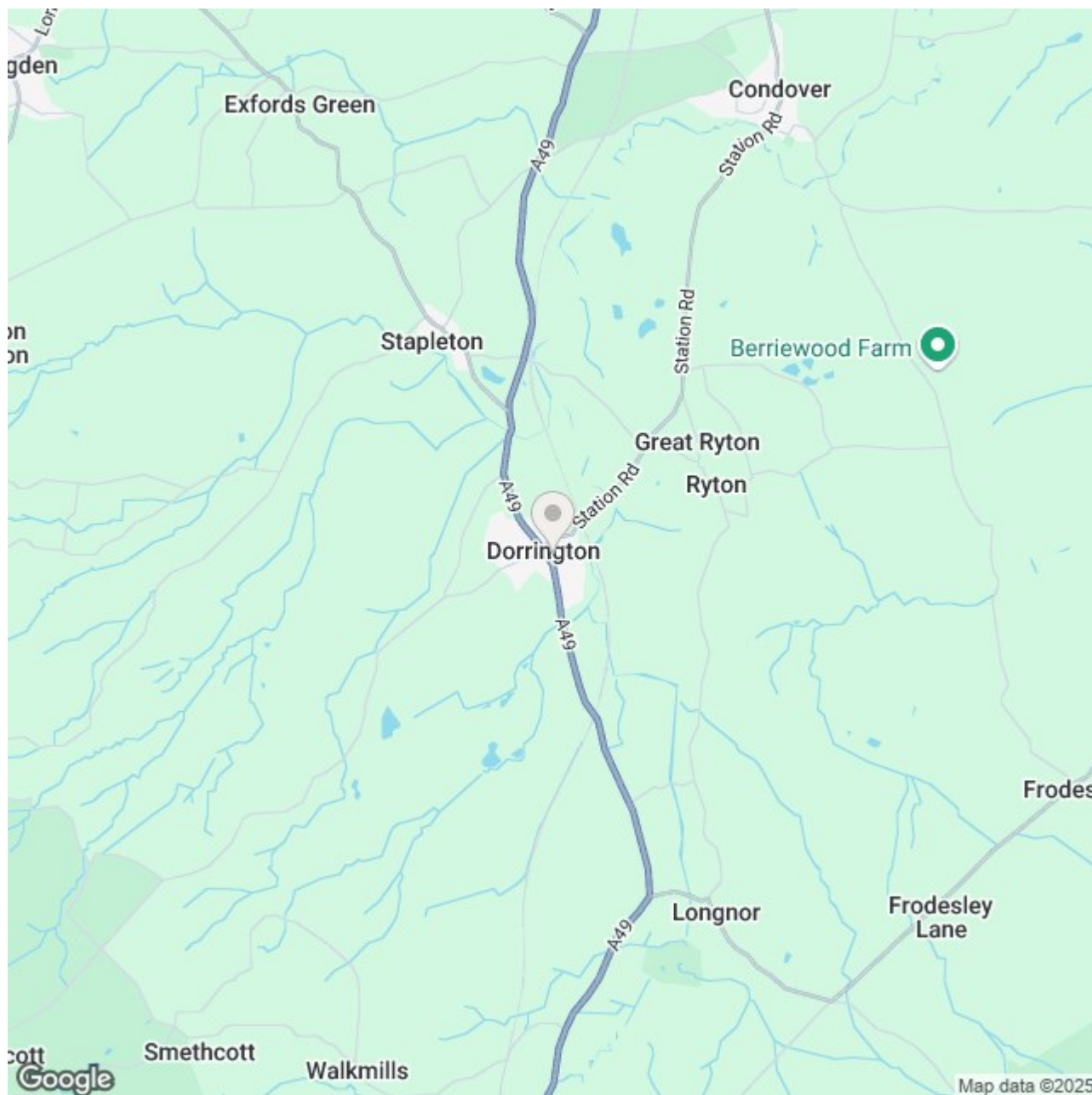
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.