



Roger
Parry
& Partners

Freshwinds, Station Road, Dorrington,
Shrewsbury, SY5 7LH



**Freshwinds, Station Road, Dorrington, Shrewsbury, SY5 7LH
Offers In The Region Of £270,000**

A well proportioned two bedroom detached bungalow offering scope for improvement, situated in the popular village of Dorrington. Approximately 6 miles south of Shrewsbury and has a wide variety of local amenities and is a similar distance to the north of Church Stretton. The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, two bedrooms, shower room, front and rear enclosed gardens, driveway and single garage, double glazing oil fired central heating.



Entrance Hall

14'9 x 5'2 (4.50m x 1.57m)
With fitted carpet and radiator.

Living Room

15'9 x 9'9 (4.80m x 2.97m)
With window to front, decorative brick fire surround and radiator.

Kitchen/ Diner

15'10 x 10'3 (4.83m x 3.12m)
Fitted with a range of units comprising inset sink, eye level cupboards, space and plumbing for appliances, oil boiler. Two useful storage cupboards.
Window to the front, with a door providing external access to the side of the property.

Bedroom

12 x 10'11 (3.66m x 3.33m)
With window to the rear, useful storage cupboard, fitted wardrobes and radiator.

Bedroom

10'9 x 10'8 (3.28m x 3.25m)
With window to the rear, useful storage cupboard and radiator.

Shower Room

6'5 x 5'5 (1.96m x 1.65m)
Fitted with a suite comprising electric shower, wash hand basin and w/c.
Vinyl floor covering and decorative tiling to walls. Access to loft space and window to the side.

Outside

Located in the popular village of Dorrington, accessed from the roadside with driveway leading to GARAGE.

To the front of the property the garden is boarded by mature hedging. Side gate leads through to the rear garden, boarded by fencing and hedging. There is a greenhouse, shed and oil tank.

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 and water services are connected. There are private drainage arrangements. We understand the Broadband Download Speed is: Basic 21 Mbps & Superfast 80 Mbps. Mobile Service: Good outdoor, limited indoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

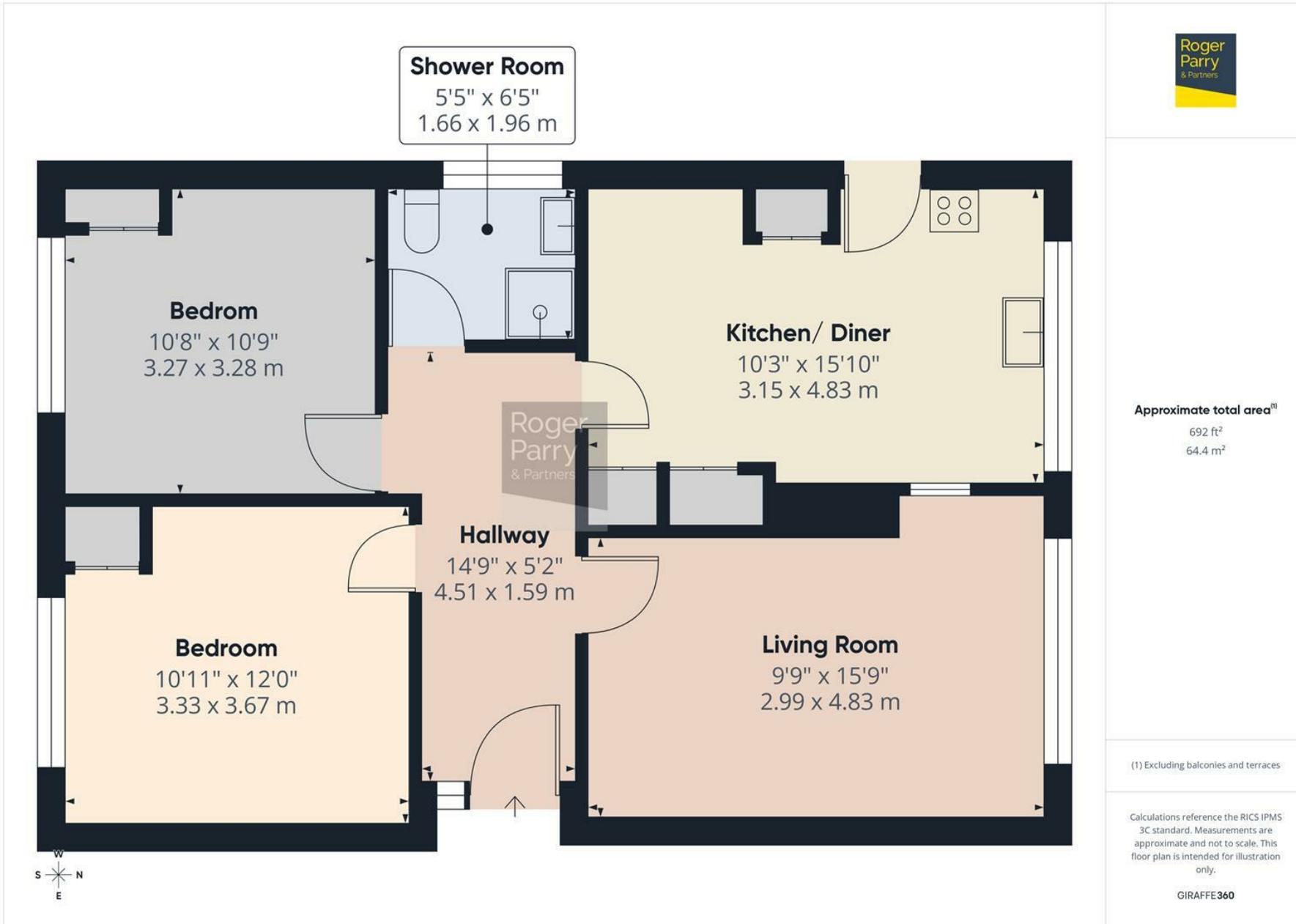
SURVEYS

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.

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



Approximate total area⁽¹⁾
692 ft²
64.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: E

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.

Viewing arrangements

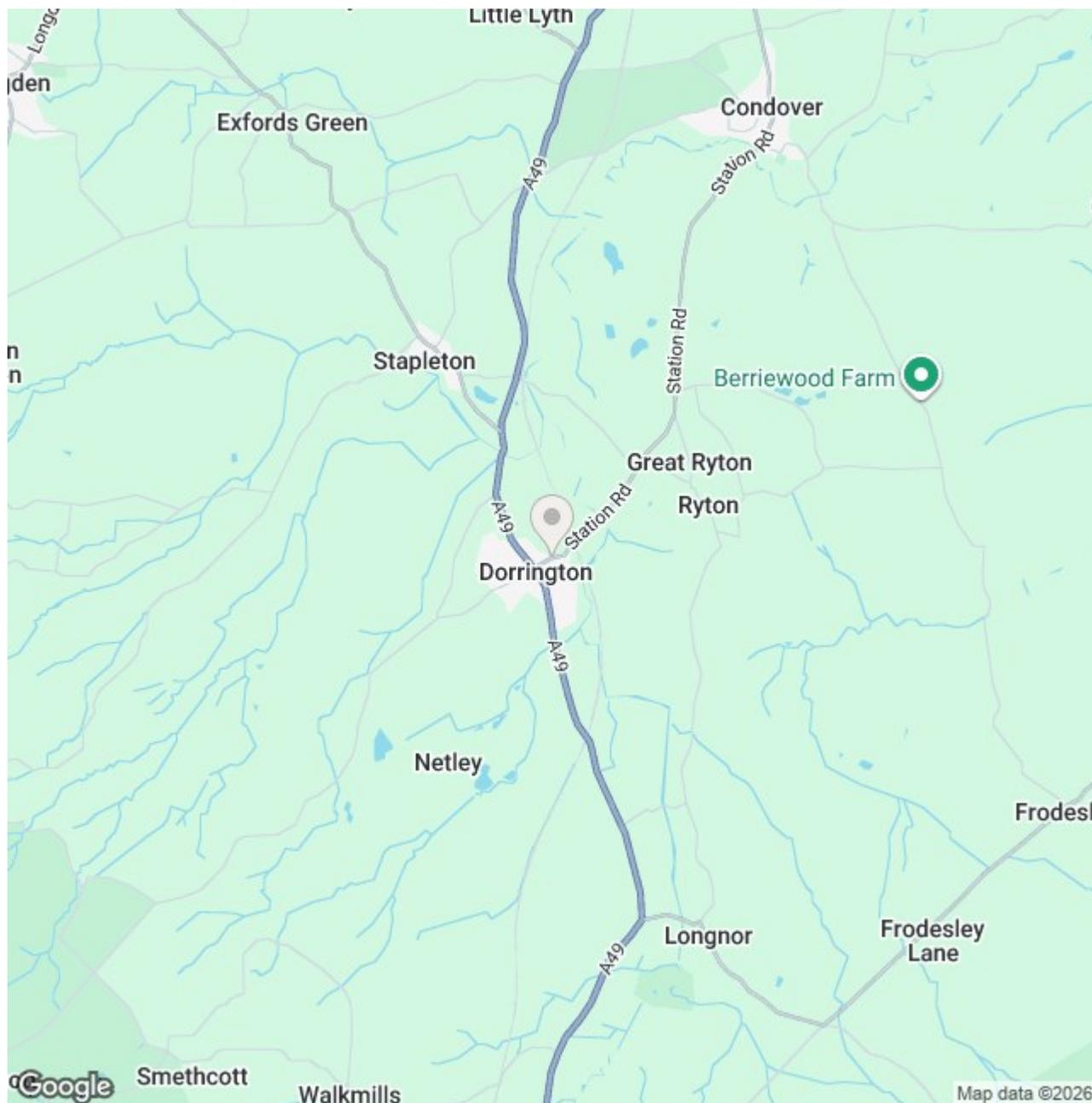
Viewing of the property is strictly by appointment only through:

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.