



Roger
Parry
& Partners

The Bank, Dorrington, Shrewsbury



The Bank, Dorrington, Shrewsbury
£399,000

A much improved and spacious detached property occupying a central location in the popular village of Dorrington, a short drive from the market town of Shrewsbury. Extensive accommodation briefly comprises an entrance vestibule, a downstairs WC, a 28-foot sitting room, a lovely fitted kitchen/breakfast room, and extended dining room. From the sitting room a staircase leads to a landing area giving access to a principal bedroom with ensuite shower room, three further bedrooms, and refitted family bathroom. Recently installed double glazing and gas heating and an attached garage with further off-road parking complete this highly desirable property. The property has lovely enclosed rear gardens with a timber workshop/garden store with both power and lighting.

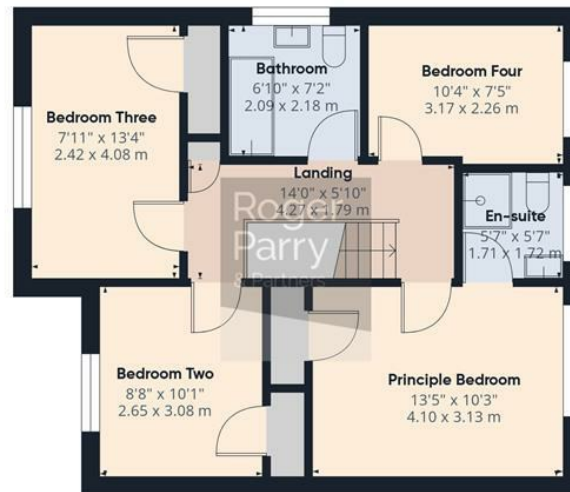




Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1394 ft²

129.4 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360

The towns of Shrewsbury and Church Stretton are both a short drive away. The property occupies a central position in the village within minute's walk of good local amenities including a shop, a very nice pub, a church, and a junior school.

ACCOMMODATION COMPRISING:

uPVC panelled and glazed front door with leaded glass inlay to:

ENTRANCE

4'0" x 4'4" (1.23 x 1.33)

With ceramic tile flooring, central light point, double glazed window to the side, built-in shoe rack. Glazed and wooden door leads through to::

LARGE LIVING ROOM

28'3" x 13'7" (8.63 x 4.15)

With two radiators, range of recess spotlights, coving to ceiling, TV aerial socket, ample power points, double glazed window to the front. Staircase leads to first floor. Large archway leads through to:

DINING ROOM

8'0" x 10'6" (2.45 x 3.21)

With wood effect laminate flooring, radiator, power and lighting points, double glazed ceiling lantern, triple folding, double glazed, patio doors leading to rear gardens.

From dining area, archway through to:

KITCHEN

12'5" x 10'0" (3.79 x 3.06)

With range of contemporary units comprising one and half bowl, single drainer, sink unit set into wood effect, laminate work surfaces extending to two wall sections with range of cupboards and drawers under and splashback above. Further central island unit/breakfast bar with further range of cupboards and drawers under, built-in electric, ceramic hob with stainless steel extractor hood above and electric oven below, space for American style fridge, space and plumbing set for automatic washing machine and dishwasher, range of eye level cupboards, wood effect laminate flooring, range of recess spotlights, double glazed window to the rear overlooking gardens and service door leading to sitting room.

FURTHER KITCHEN AREA

4'8" x 4'8" (1.42 x 1.42)

With cloaks rack and giving access to:

DOWNSTAIRS WC

4'4" x 4'11" (1.33 x 1.51)

With modern white suite comprising vanity wash basin with cupboards under, WC, radiator, wood laminate flooring, central light point, double glazed, opaque glass window to the side.

Kitchen annexe area also gives access to:

ATTACHED GARAGE

15'10" x 9'8" (4.85 x 2.96)

With metal up-and-over door, concrete floor, power and lighting point, water tap, gas fired boiler set to one corner supplying domestic hot water and central heating.

From sitting room, oak staircase leads to:

LANDING

14'0" x 5'10" (4.27 x 1.79)

With power point, radiator, and built-in storage cupboard. Loft hatch gives access to roof space which is partially boarded with fitted loft ladder and lighting point.

Landing gives access to bedroom accommodation comprising:

PRINCIPAL BEDROOM

13'5" x 10'3" (4.1 x 3.13)

With radiator, power and lighting points, built-in wardrobe with hanging rail and shelving, double glazed window to the rear overlooking rear gardens with Dorrington Church in the distance. Door to:

EN-SUITE

5'7" x 5'7" (1.71 x 1.72)

Fitted with contemporary suite comprising one corner shower cubicle with glazed sliding door, vanity wash hand basin with drawers under and mirror above, shaver socket, WC, half wood panelling to remaining walls, chrome ladder style radiator, wood effect laminate flooring, double glazed opaque window to the rear.

BEDROOM TWO

8'8" x 10'1" (2.65 x 3.08)

With radiator, power and lighting points, built-in wardrobe with hanging rail and top shelf, double glazed window to the front.

BEDROOM THREE

7'11" x 13'4" (2.42 x 4.08)

With radiator, power and lighting points, double glazed window to the front, built-in wardrobe with hanging rail and top shelf.

BEDROOM FOUR

10'4" x 7'4" (3.17 x 2.26)

With radiator, power and lighting points, double glazed window to the rear.

BATHROOM

6'10" x 7'1" (2.09 x 2.18)

Fully fitted with contemporary suite comprising panelled bath with shower unit over and side screen, wash hand basin and low flush wc set into vanity unit, modern splashboards to walls, wooden style flooring, recess spotlights, extractor fan, double glazed, opaque glass window to the side.

OUTSIDE FRONT

The property is approached over paved driveway giving access to garage and providing off-road parking for one car. The front garden is laid to small lawned area with paved pathway extending across the front of the property leading to wrought iron gate to the side giving access to the rear. Outside light.

REAR GARDENS

Triple, sliding patio doors lead out onto large, raised sun patio extending across the width of the property with outside light and outside water tap. Steps lead down to good-sized lawns enclosed by a variety of mature hedging.

TIMBER STORE/WORKSHOP

Included in the sale, with power and lighting and built-in work bench.

DIRECTIONS:

From Shrewsbury take the A49 south and carry on through the village of Bayston Hill. On reaching Dorrington continue into the centre of the village turning left at the crossroads (Station Road) then almost immediately right on The Bank. No 2 is situated on the right hand side indicated by the for sale sign.

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 19 Mbps & Superfast 80 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

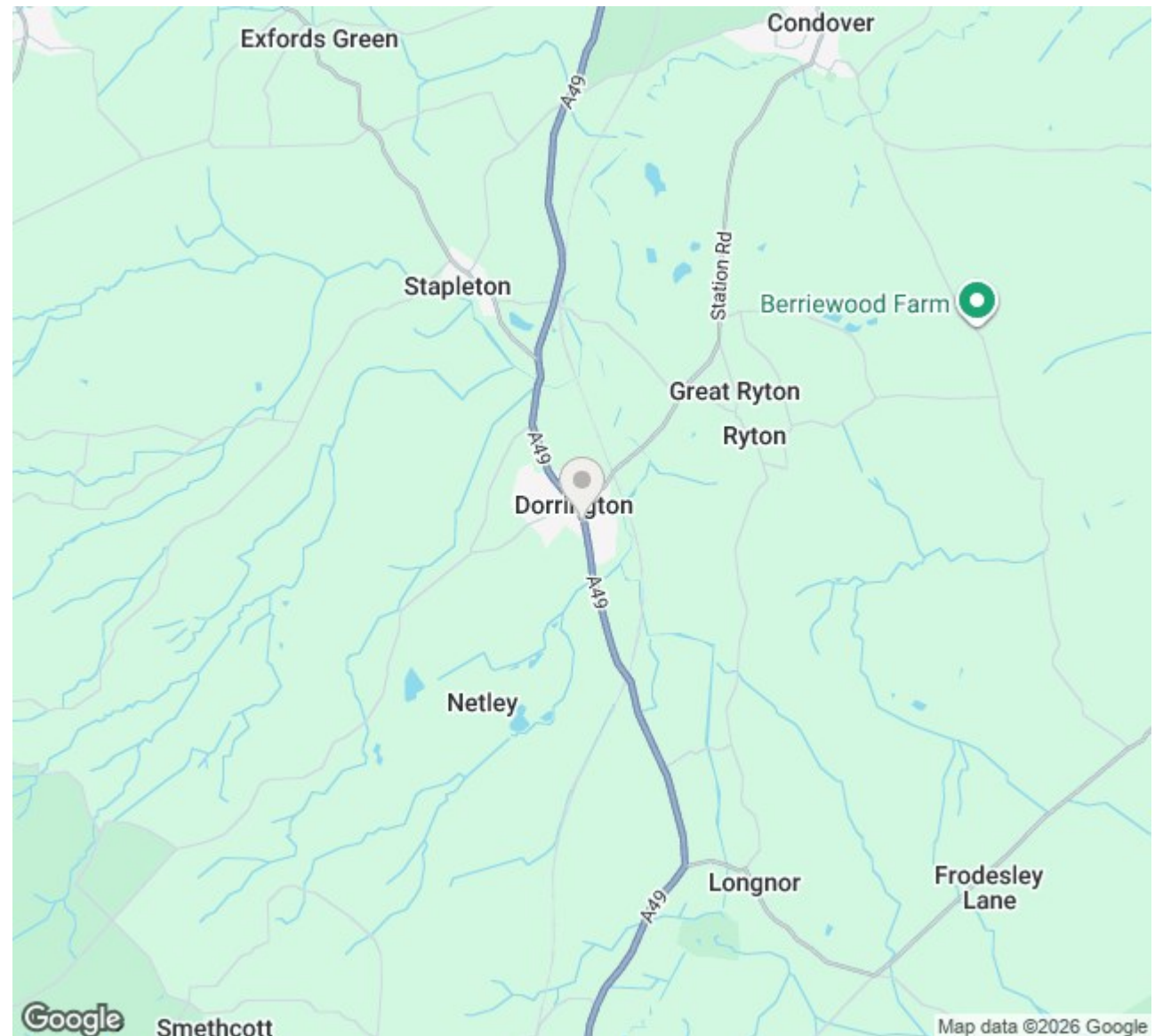
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

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.



General Services:

Local Authority: Shropshire County Council

Council Tax Band: D

EPC Rating: D

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.

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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 a 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.