



Roger  
Parry  
& Partners

4 Bank Cottages The Bank, Dorrington, Shrewsbury, SY5 7JJ



**4 Bank Cottages The Bank, Dorrington, Shrewsbury, SY5 7JJ**  
**Offers Over £225,000**

Offered for sale with no upward chain, a deceptively spacious two bedroom (formally three bedrooms) mature end of terrace cottage, offering an excellent opportunity for a new owner to modernise and renovate to their own taste. Ideally situated in a central position within the popular village of Dorrington, the property is just a short walk from a range of local amenities, including a shop, public house and junior school.



A mature two bedroom end terrace property benefiting from gas-fired central heating, uPVC double glazing, and a good-sized garden.

The property briefly comprises: Entrance hall, living room, open plan kitchen/ diner, inner hallway provides access to downstairs bathroom. To the first floor there are two good sized bedrooms and a shower room.

**Entrance Hall**

3'2 x 3 (0.97m x 0.91m )

With fitted carpets and radiator, doorway leads through to:

**Living Room**

11'7 x 10'1 (3.53m x 3.07m)

With fitted carpets, radiator, open fire place with tiled hearth and surround, useful storage cupboards and window to the front.

**Kitchen/ Diner**

13'10 x 11'2 (4.22m x 3.40m)

Fitted with a range of base units and eye level cupboard, fitted worktops with sink and drainer unit with mixer tap over, freestanding oven, Worcester gas fired boiler, useful storage cupboard and window to the rear and side,

**Inner Hallway**

7'4 x 5'10 (2.24m x 1.78m)

With tiled flooring, space for appliances, window to the side and door giving access to the rear garden.

**Downstairs Bathroom**

8'8 x 5'10 (2.64m x 1.78m)

Comprising a three piece suite including a panelled bath with tap and shower head attachment, WC, wash hand basin with storage cupboard below, radiator and two windows to the side.

**Landing**

3'2 x 3 (0.97m x 0.91m)

With fitted carpet and access to roof space.

**Bedroom**

11'7 x 11'8 (3.53m x 3.56m)

With exposed wooden flooring, decorative fireplace (not in use), radiator and window to the front.

**Bedroom**

11'3 x 9 (3.43m x 2.74m)

With exposed wooden flooring, decorative fireplace (not in use), radiator and window to the rear.

**Shower Room**

7'6 x 6 (2.29m x 1.83m)

Comprising a three piece white suite including a shower cubicle with shower, WC, wash hand basin, radiator and window to the rear. This room was formally the third bedroom.

**Outside**

The property is accessed from a council maintained road, offering potential for off-road parking for several vehicles. The front garden is predominantly laid to lawn, with a stone pathway leading to the front entrance. To the side of the property, there is space and potential for a garage, subject to the necessary planning consent.

The rear garden is also mainly laid to lawn and features a patio area with outdoor storage. Additionally, there is a greenhouse, a brick-built outhouse, and a further storage shed. A wooden gate from the patio opens onto a shared pathway running along the terrace, providing access back to The Bank.

**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: Good outdoor. 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 B. We would recommend this is confirmed during pre-contact 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 AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**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.

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



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
68.3 m<sup>2</sup>  
735 ft<sup>2</sup>

(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.

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## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** B

**EPC Rating:**

**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](mailto:shrewsbury@rogerparry.net)

01743 343343

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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.