



SAMUEL WOOD

8 Forge Way, Dorrington, Shrewsbury, Shropshire, SY5 7HQ

Asking Price £280,000



8 Forge Way

Dorrington, Shrewsbury, Shropshire, SY5 7HQ



- Beautifully Presented Family Home
- Driveway & Garage
- Sought After Cul-De-Sac Position
- Scenic Village Location
- Gas Central Heating
- Three Generously Sized Bedrooms
- Spacious Reception Rooms
- Landscaped Gardens
- Contemporary Family Bathroom
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented family home on Forge Way in Dorington, Shropshire. Occupying a desirable cul-de-sac position, the property boasts a well designed layout with contemporary living spaces, landscaped gardens, private driveway and garage. Close to village amenities including a highly regarded gastro pub, a shop, butchers, scenic rural walks, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

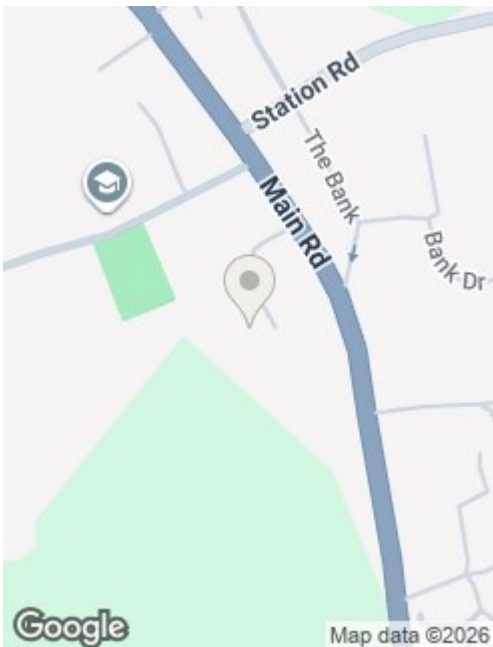
8 Forge Way is a charming three bedroom detached home situated in the picturesque village of Dorington, Shropshire. This well maintained property boasts a peaceful residential setting, ideal for families or those seeking a quieter lifestyle within easy reach of Shrewsbury and surrounding amenities. A key highlight of the home is its generous plot, which includes a detached garage, ample driveway parking and an attractively landscaped rear garden, perfect for outdoor enjoyment and entertaining.

The ground floor offers a thoughtfully laid out interior, beginning with a welcoming entrance hall that leads to a convenient WC. The living room provides a comfortable space to relax, while the separate dining room is ideal for formal meals or gatherings. The kitchen is well-appointed and functional, offering views of and access to the rear garden, enhancing the connection between indoor and outdoor living spaces.

Upstairs, the property features three well proportioned bedrooms, each offering comfortable accommodation and flexibility for family life or home working. A contemporary family bathroom adds a modern touch to the upper floor, combining style and practicality. Altogether, 8 Forge Way presents a well-rounded and appealing home in a desirable village location, combining space, comfort, and attractive outdoor features.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19Mbps & Superfast 80Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.

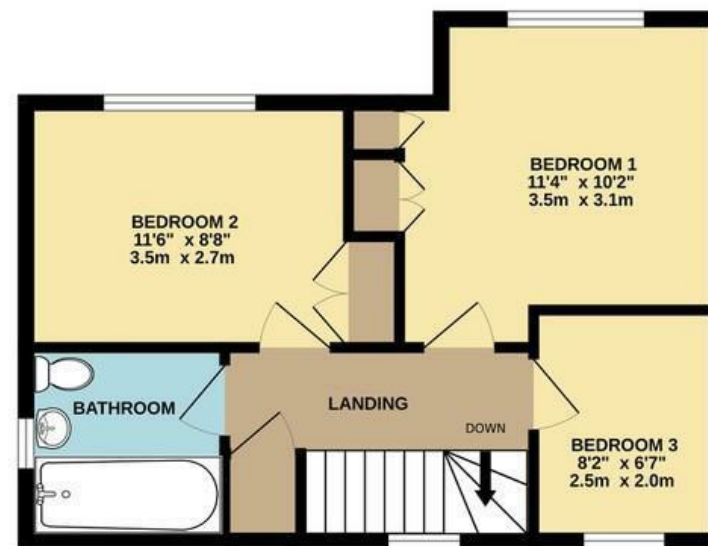




GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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