



SAMUEL WOOD

3 Falkland Park, Dorrington, Shrewsbury, Shropshire, SY5 7HZ

Region £599,000



3 Falkland Park

Dorrington, Shrewsbury, Shropshire, SY5 7HZ



- Well Presented Accommodation
- Conservatory, Utility & Cloakroom
- Driveway & Double Garage
- Attractive Enclosed Gardens
- Living Room with Feature Gas Fire
- Spacious Five Bedroom Detached Property
- Modern Kitchen with Island & Bi-Fold Doors
- Gas Central Heating
- Convenient Location with Good Transport links
- EPC Rating C

This exceptional five-bedroom detached property, located in a sought-after village south of Shrewsbury, offers an immaculate and spacious living experience for families. Boasting a modern kitchen, the residence is perfect for those who appreciate contemporary comforts. With the added convenience of a double garage and a conservatory, this home provides ample space for both relaxation and entertaining, combining modern amenities with a desirable village location.

A welcoming and spacious reception hall, sets the tone for a comfortable and inviting home. This leads to a living room featuring a gas fire, providing warmth and character and the dining room offers a dedicated space for family gatherings or entertaining guests with the refitted breakfast kitchen, complete with a central island and bi-fold doors that seamlessly connect indoor and outdoor living. Practical additions include a utility room and a cloakroom WC, enhancing the overall functionality of the space.

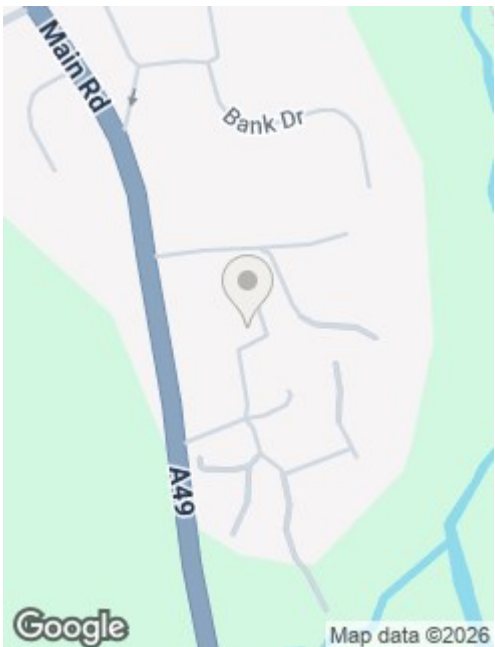
The first floor offers a total of five bedrooms, catering to various needs and preferences. The master bedroom boasts an en-suite bathroom and guest bedroom also features its own en-suite, offering convenience and comfort for visitors. The remaining three bedrooms on this floor provide ample space for family members or guests with a well-appointed family bathroom.

3 Falkland Park is approached via a block-paved driveway with gravelled areas, this leads to the double garage, providing convenient parking and storage.

The rear garden is enclosed for tranquility and security. It features raised shrub borders with the fencing being replaced in 2023. The patio, accessible through the kitchen's bi-fold doors, serves as an inviting extension of the living space, ideal for al fresco dining or leisurely relaxation. The thoughtfully designed outdoor area completes the property, offering functionality and charm for both residents and guests to enjoy.







Directions

Proceed out of Dorrington on the A49 and take a left turn into Falkland Road and continue to Falkland Park.

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

Broadband Speed: Basic 8 Mbps & Superfast 80 Mbps

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: F

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.





Floor Plans



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
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk