



1 Oakvale Court, Main Road, Dorrington, Shrewsbury,
SY5 7JW

Shrewsbury & Country House Sales

**MILLER
EVANS**



1 Oakvale Court, Main Road, Dorrington,
Shrewsbury, SY5 7JW

£450,000

Freehold

- A beautifully appointed and much improved detached family home
- Living room, dining room and conservatory
- Modern fitted kitchen and utility
- Ground floor study and shower room
- Master bedroom with en suite shower room
- Three further bedrooms and family bathroom
- Double garage and ample parking
- Well stocked enclosed rear garden
- Pleasant cul-de-sac position in popular village location



A well appointed and much improved detached four bedroom family home, offering spacious accommodation briefly comprising; reception hall, shower room, study, modern fitted kitchen, utility, living room, dining room and conservatory to the ground floor. Master bedroom with shower room en-suite, three further double bedrooms and a family bathroom to the first floor. Outside there is a detached garage, ample parking and large, neatly kept gardens. The property also benefits from gas fired central heating and double glazing.

The property occupies a pleasant corner plot, conveniently located in a small cul-de-sac within the village of Dorrington, approximately 7 miles south of Shrewsbury. Local amenities include a church, primary school, village shop, post office, butchers, doctor's surgery as well as public houses and restaurants.







ENTRANCE HALL
23'9" x 4'1"

SHOWER ROOM
6'7" x 7'3"
Shower cubicle, wash hand basin, wc

STUDY
9'5" x 7'3"

BREAKFAST KITCHEN
10'7" x 13'0"
Fitted with a range of matching modern units, breakfast bar.
Door to:

UTILITY
10'7" x 5'9"
Work surface with inset sink
Door to garden

LIVING ROOM
14'0" x 19'5"
Two large windows
Log burner



DINING ROOM
13'11" x 12'1"
Double doors to:

CONSERVATORY
8'7" x 10'10"
French doors to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1
10'7" x 19'0"
Built in wardrobes with sliding doors

EN SUITE SHOWER ROOM
5'3" x 7'8"
Shower cubicle, wash hand basin, wc

BEDROOM 2
15'10" x 12'1"
Built in wardrobes with sliding doors

BEDROOM 3
14'0" x 8'11"



BEDROOM 4

12'1" x 12'1"

Built in wardrobes with sliding doors

BATHROOM

7'11" x 7'8"

Panelled bath, wash hand basin, wc

GARDENS AND GROUNDS

DOUBLE GARAGE

18'3" x 16'9"

The property is approached over a block paved double width driveway providing ample parking and access to the garage, flanked by front garden laid to lawn with pathway to the reception area.

Good sized enclosed rear garden, laid mainly to lawn with paved patio providing ideal seating/entertaining area with timber Pergola, deep borders with a variety of mature shrubs and plants.

HOW TO GET THERE

When approaching from Shrewsbury, take the A49 (south) to the village of Dorrington. A short distance after entering the village take the first turning on the left hand side into Oakvale Court and the property will be found immediately on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		73			82
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced. This property may be subject to additional management charges.

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DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

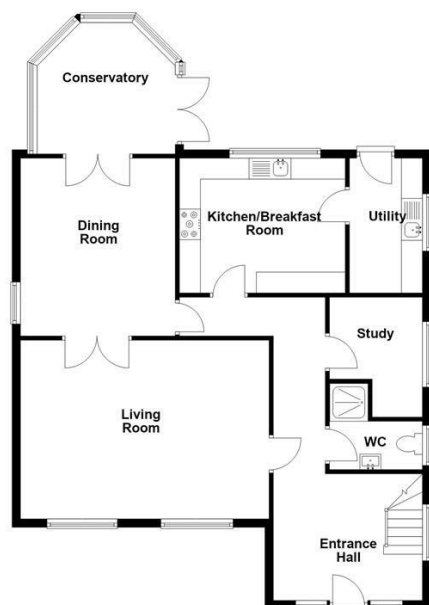
Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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Ground Floor

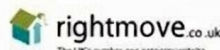


First Floor



Total area: approx. 2294.0 sq. feet

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