



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11 The Maitlands, Dorrington, Shrewsbury, SY5 7LD**

**Offers In The Region  
Of £189,995**

To view this property please call us on **01743 236 800** Ref: C7695/WM/lrd



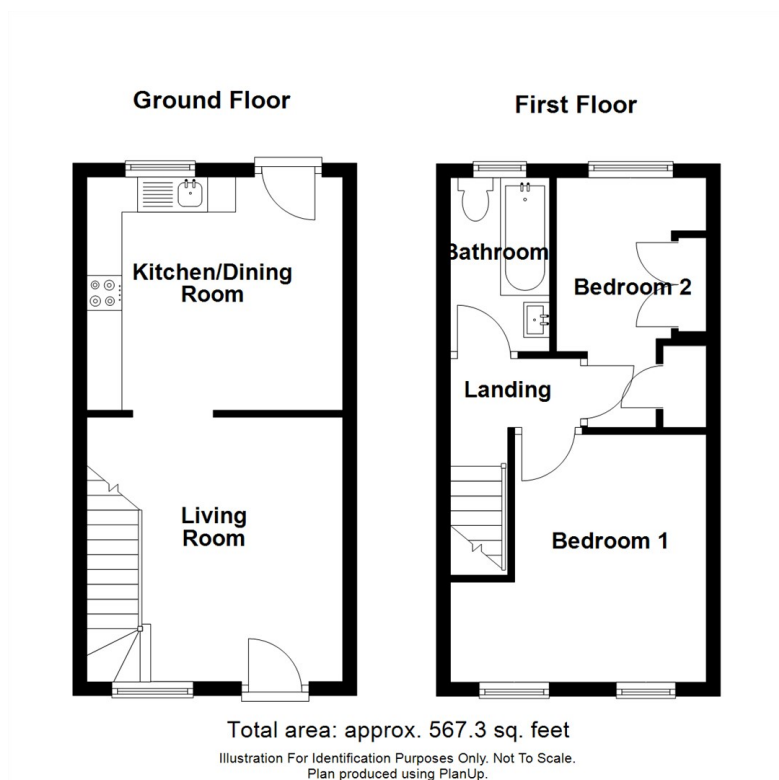
# A well maintained and neatly kept two bedroom mid-terrace property.

This well maintained two bedroom mid-terrace property, provides well proportioned accommodation throughout, briefly comprising: living room, kitchen/dining room, two bedrooms, bathroom, one dedicated parking space to the front and a neatly kept enclosed rear garden. The property also benefits from gas fired central heating.

The property occupies a good position in this popular residential development, which boasts stunning rural views, and is situated in the popular village of Dorrington which has excellent local amenities including primary school, village hall, doctors surgery, shop/post office and several well known public houses and restaurants.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### LIVING ROOM

12'5" x 12'0" (3.78m x 3.66m)

Window to the front  
free-flowing access to:

### KITCHEN/DINING ROOM

10'11" x 12'0" (3.33m x 3.66m)

Window to the rear  
Kitchen with a range of matching wall and base units  
Door opening onto the rear patio area

From the living room, STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM 1

11'7" x 12'0" (3.54m x 3.66m)

Two windows to the front

### BEDROOM 2

11'9" x 7'0" (3.57m x 2.14m)

Window to the rear  
Double storage cupboard

### BATHROOM

Window to the rear  
Panelled bath with shower over  
Low flush wc and wash hand basin

## OUTSIDE THE PROPERTY

To the front, there is a designated parking space, with a small area predominantly laid to lawn.

To the rear, there is a patio area perfect for outside entertaining, an area predominantly laid to lawn, mature hedging, garden shed and access to a shared rear pathway.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A49 South, continue past Bayston Hill and on entering Main Road, Dorrington, turn right onto Church Road. Take the second right onto The Maitlands, where the property will eventually be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

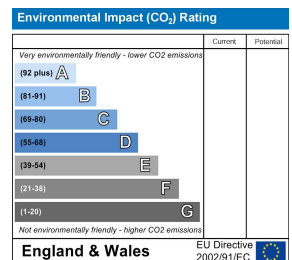
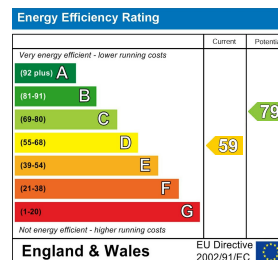
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



### 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.

### 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 you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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