



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Bank Cottages, The Bank, Dorrington SY5 7JJ**

**£300,000 Region**

To view this property please call us on **01743 236 800** Ref: C7432/GM/MU

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# An attractive and beautifully presented, 4 bedroomed terraced cottage.

This attractive and beautifully presented, 4 bedroomed terraced cottage provides well planned and well proportioned accommodation throughout and is set over 3 floors and has been much improved by the current owner. The accommodation comprises : entrance hall, lounge, kitchen/dining room, utility room, garden room, ground floor bathroom, separate cloakroom/wc, 3 bedrooms to the first floor and a further 4th bedroom to the second floor. Outside is a converted brick outhouse suitable for use as a further garden room or home office. Good sized rear garden, parking for 2 / 3 vehicles. The property also benefits from sealed unit double glazing and gas-fired central heating.

This property is pleasantly situated in this popular village approx. 7 miles south of Shrewsbury and a similar distance north of Church Stretton. Within the village is an excellent range of amenities including a Primary School, Village Shop/Post Office, popular Public House/Restaurant, Village Church, Village Hall and a frequent bus service to the nearby town centre. The property is within easy walking distance of the village amenities and is also within easy travelling distance of the Meole Brace Retail Park and the A5 which provides a dual carriageway motorway link to the West Midlands and Telford.





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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### LOUNGE

11'9" x 11'8" (3.57m x 3.55m)

Feature fireplace with exposed brickwork, wood burning stove and tiled hearth

Wood flooring

Built in storage cupboards

Window to the front.

Opening to :

#### KITCHEN/DINING ROOM

11'1" x 15'1" (3.37m x 4.61m)

Fitted with a range of modern base units with granite worktops over, integrated Belfast sink, 4 ring hob with oven beneath and extractor over

Tiled splash

Quarry tiled floor

Understairs storage cupboard.

#### UTILITY

7'5" x 5'10" (2.26m x 1.78m)

Fitted with a range of base units with worktops over, space and plumbing for white goods

Quarry tiled floor

#### GARDEN ROOM

Sliding patio doors leading out to the rear garden.

#### CLOAKROOM/WC

Fitted with a modern white suite comprising low flush wc

Window to the rear.

#### GROUND FLOOR BATHROOM

Fitted with a modern white suite comprising roll top bath

Tiled shower cubicle

Pedestal wash hand basin

Low flush wc

Quarry tiled floor and tiled walls.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

### BEDROOM 1

11'9" x 15'1" (3.58m x 4.61m)

Window to front with feature shutters boasting a pleasant outlook with distant views of the surrounding hills

Ornamental cast-iron fireplace

Wood flooring.

### BEDROOM 2

11'0" x 9'1" (3.36m x 2.76m)

Window to rear overlooking the garden

Cast iron ornamental fireplace

Wood flooring.

### BEDROOM 3

7'7" x 5'9" (2.32m x 1.75m)

Window to rear overlooking the garden.

A FURTHER STAIRCASE rises from the first floor landing to the SECOND FLOOR LANDING

### BEDROOM 4

10'3" x 11'11" (3.13m x 3.64m)

2 Velux windows

Wood effect flooring.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a spacious gravelled driveway providing parking for 2 vehicles and pedestrian access to the formal reception area.

To the rear of the property is a good sized GARDEN with a paved patio seating area, paved pathway, neatly kept lawn areas. Chicken coop and raised shrub beds.

A beautifully converted BRICK OUTBUILDING which can be used as a garden room/home office and features the original tiled floor, exposed brickwork and a log burning stove.

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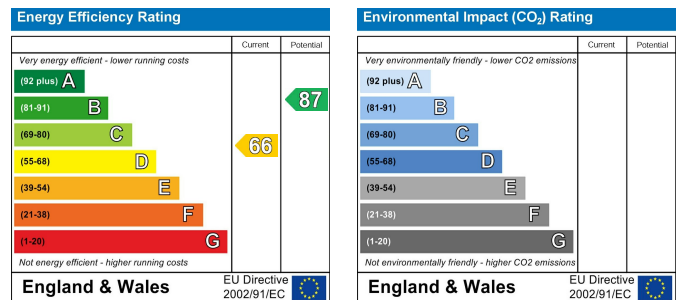
## FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 Hereford Road, passing through Bayston Hill and on reaching Dorrington continue to the centre of the village turning left at the crossroads signposted to Ryton. Turn immediately right into The Bank and follow the road around to the left where the property will then be found on the left 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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