



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 The Farris, Dorrington, Shrewsbury, SY5 7DX

£250,000 Region

To view this property please call us on **01743 236 800** Ref: C7340/GM/KQ

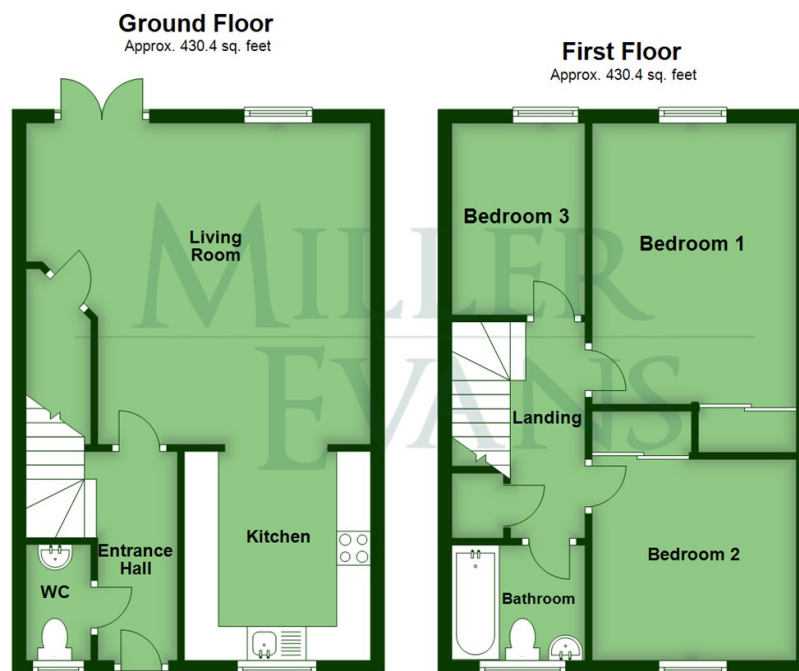
A neatly kept and well presented modern three bedroom semi-detached house.

This neatly kept and well presented, modern, three bedroom, semi-detached house provides well planned and well proportioned accommodation throughout, briefly comprising; entrance hall, cloakroom, large living room, fitted modern kitchen, three good sized bedrooms and principal bathroom. Good sized rear garden. Parking for two cars. The property benefits from electric heating and PVCu double glazing.

The property is pleasantly situated on this small residential development within the popular village of Dorrington, which is approximately 7 miles south of Shrewsbury and similar distance north of Church Stretton. The village provides an excellent range of amenities including village shop/post office, primary school, village church, popular public house/restaurant, frequent bus service, butchers and the property is well placed for easy access to the Shrewsbury bypass with M54 motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 860.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

WC

Modern white suite comprising;
Wash hand basin, wc

LIVING ROOM

15'6" x 13'2" (4.72m x 4.01m)

Wood flooring

Large understairs store cupboard

French doors to rear garden

Opening to:

KITCHEN

10'1" x 9'0" (3.07m x 2.74m)

Fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over and matching upstands

Range of integrated appliances including a four ring induction hob with extractor over, double oven and fridge freezer

Space and plumbing for washing machine

Tiled floor

Window to the front

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with built in airing cupboard.

BEDROOM 1

13'7" x 9'10" (4.13m x 3.00m)

Built in double wardrobe with mirror fronted doors

Window to the rear overlooking the garden

BEDROOM 2

9'9" x 9'10" (2.96m x 3.00m)

Built in double wardrobe with mirror fronted doors

Window to the front

BEDROOM 3

9'3" x 6'5" (2.82m x 1.96m)

Window to the rear

BATHROOM

White suite comprising;

Panelled bath with shower unit over

Wash hand basin, wc

Wall mounted heated towel rail

Tiled floor

OUTSIDE THE PROPERTY

Brick paved driveway providing parking for two cars. Paved pathway providing access to the reception area, flanked either side by two gravelled areas.

There is a wooden pedestrian gate to the side of the property which leads around to the rear, where there is a particularly good sized garden with a paved patio seating area, raised decked terrace area, good sized lawn area, outside lighting and water tap. The whole is enclosed by closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A49 south. On entering the village of Dorrington, proceed past the pub and take the second left onto Falkland Road. Turn right onto The Fars. On entering the development, the property will be found almost immediately on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity and drainage are connected. Electric heating.

TENURE

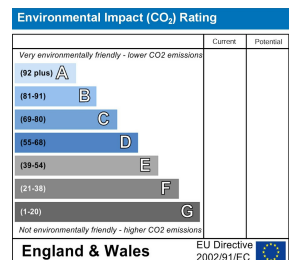
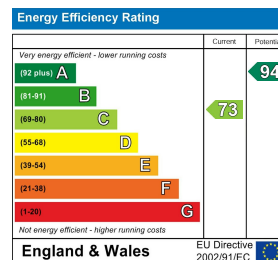
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: C

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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