



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Millfield Place, Dorrington, Nr Shrewsbury, SY5 7ES

Region £290,000

To view this property please call us on **01743 236 800** Ref: C7602/WM/Ird

A neatly kept and well presented, modern, 3 bedrooomed detached house.

This neatly kept and well presented, modern, 3 bedrooomed detached house was built by the renowned Shropshire Homes and provides well planned and well proportioned accommodation throughout and briefly comprises : entrance hall, cloakroom/wc, kitchen/dining room, utility room, spacious living room, master bedroom with en suite shower room, 2 further bedrooms and principal bathroom. Private parking for 2 cars. Good sized and fully enclosed rear garden. The property also benefits from gas-fired central heating, UPVC double glazing and an electric car changing point.

This property is pleasantly situated in this small residential development within the centre of the popular village of Dorrington, which lies approx. 6 miles south of Shrewsbury and a similar distance north of Church Stretton. Within the village is a range of excellent local amenities including a Primary School, village shop/Post Office, popular public house / restaurant, Village Hall, Church and a frequent bus service to the nearby town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Fitted with a modern white suite comprising,
Wash hand basin, wc
Tiled floor

KITCHEN/DINING ROOM

10'4" x 14'1" (3.16m x 4.29m)

Fitted with a range of matching modern wall and base units
Integrated 4 ring hob with extractor over and oven beneath
Tiled floor, ceiling spotlights
Two windows to the front.

UTILITY AREA

7'1" x 8'0" (2.16m x 2.45m)

Fitted with a range of units with worktops over
Space and plumbing for white goods
Wall mounted gas-fired central heating boiler
Tiled floor.
Two spacious store cupboards.

LIVING ROOM

10'11" x 17'9" (3.33m x 5.42m)

French doors leading out to the rear garden.

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

BEDROOM 1

10'11" x 11'3" (3.33m x 3.43m)

Two windows to the rear
Walk in wardrobe.

EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising tiled shower cubicle

Pedestal wash hand basin with tiled splash, WC
Tiled floor

BEDROOM 2

10'4" x 14'0" (3.16m x 4.27m)

Two windows to the front
Walk in wardrobe.

BEDROOM 3

10'11" x 6'2" (3.33m x 1.88m)

Window to the rear,
Walk in wardrobe.

FAMILY BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over

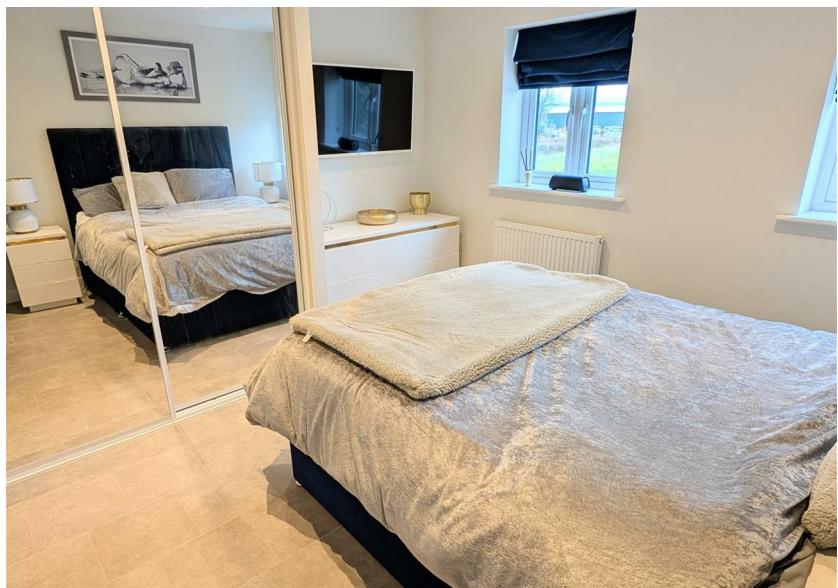
Pedestal wash hand basin, WC
Tiled floor and walls.

OUTSIDE THE PROPERTY

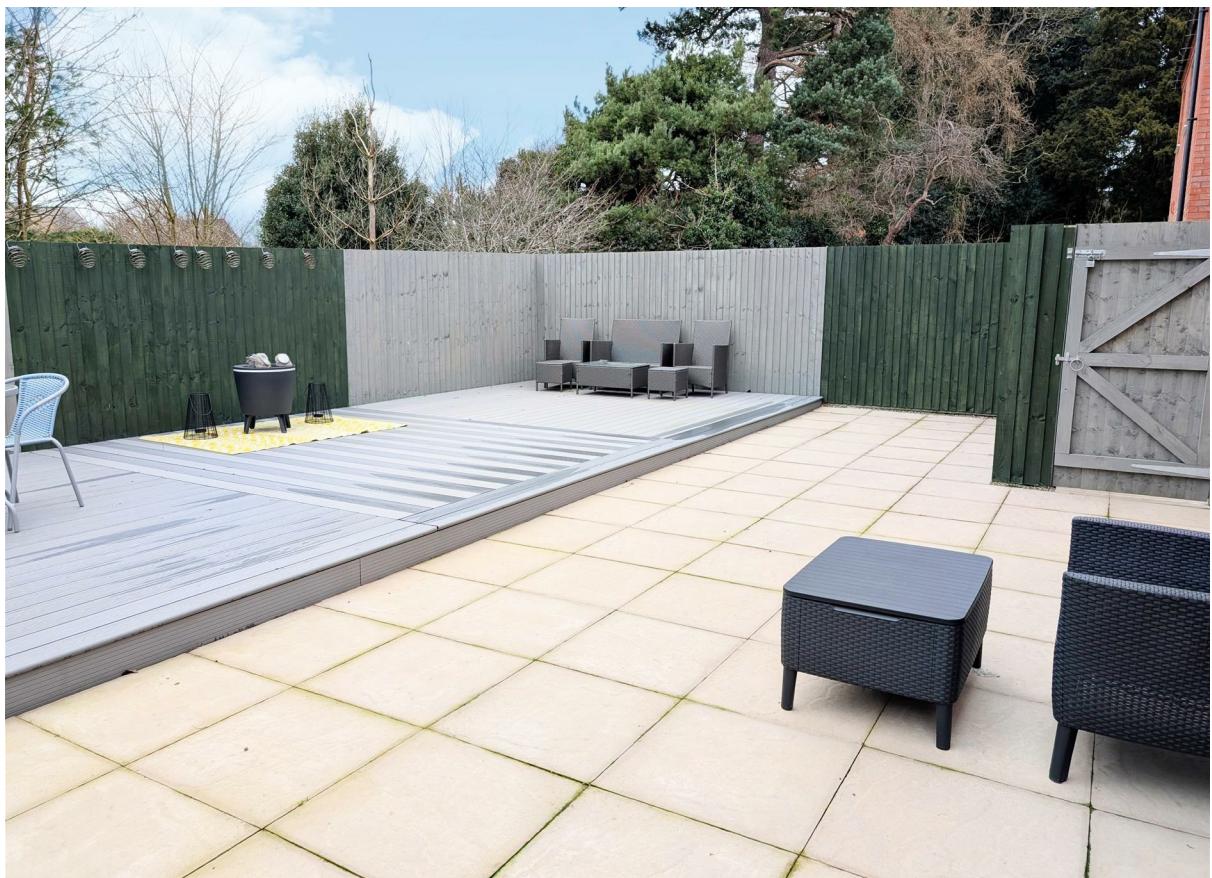
TO THE SIDE of the property is a private Tarmac drive providing parking for two cars. Paved pathway provides pedestrian access to the formal reception area and is flanked by gravel.

To the rear of the property is a good sized GARDEN with paved patio and extensive decking and a good sized lawned area. The whole is enclosed on all sides by closely boarded wooden fencing, with open aspects to the rear of the property





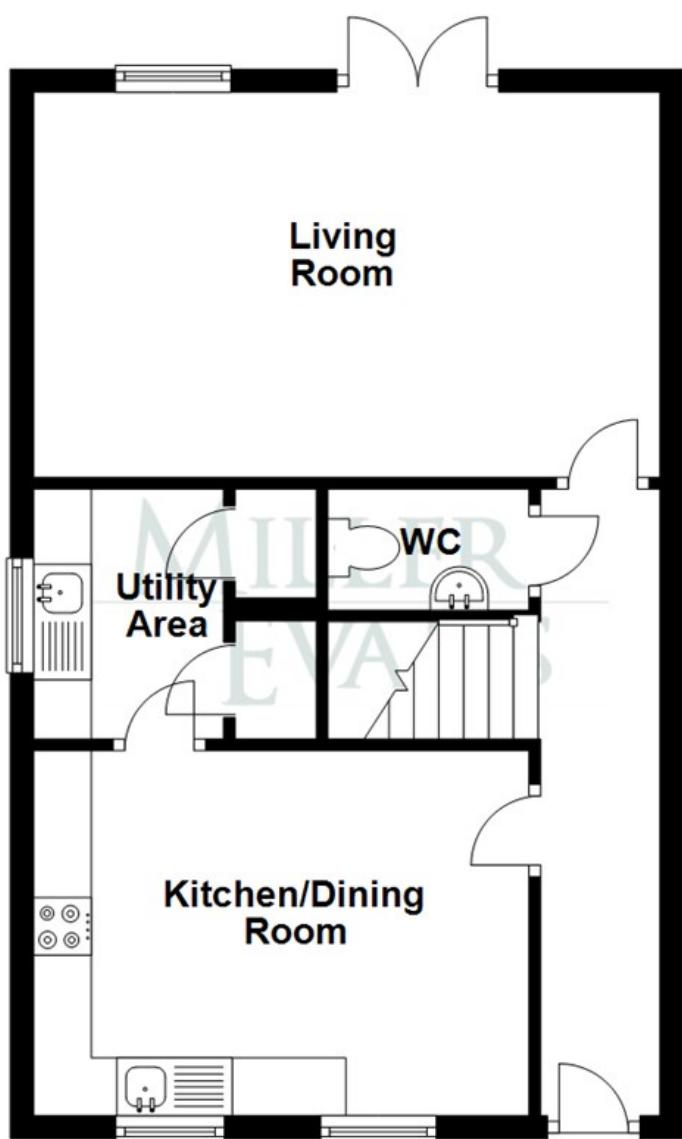




FLOOR PLANS ...

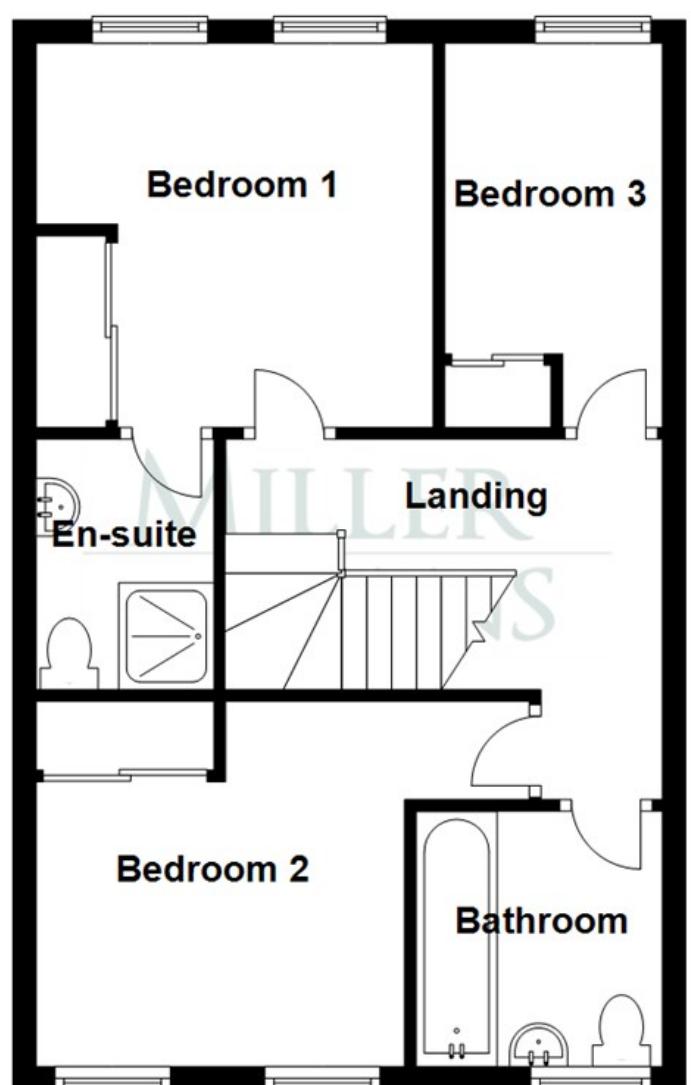
Ground Floor

Approx. 516.1 sq. feet



First Floor

Approx. 516.1 sq. feet



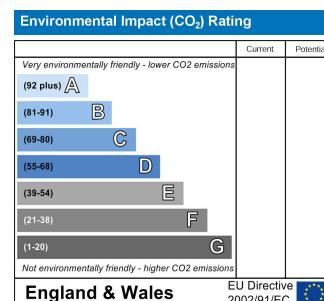
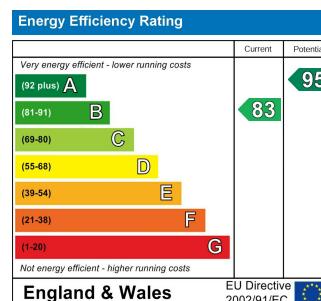
Total area: approx. 1032.3 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed south on the A49 through Bayston Hill and into Dorrington. In the centre of the village opposite the village shop turn right into Forge Way, then continue right into Millfield Place, follow the road around where the property will 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: D

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.

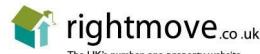
IMPORTANT NOTICE

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.

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The UK's number one property website

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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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