

Walford Lodge, Dorrington, Shrewsbury, Shropshire, SY5 7ED

www.hbshrop.co.uk



£610,000

Viewing: strictly by appointment through the agent

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Occupying a beautifully kept generous size plot extending to approximately 0.5 of an acre, this is a spacious, much improved and versatile five bedroom detached house, which offers instantly appealing and attractive living accommodation throughout. The property is situated within this sought after village location approximately 6 miles South of Shrewsbury and a similar distance North to Church Stretton. Access to the A5 which links up to the M54 motorway network is readily accessible from the property. Local amenities include; Primary school, Village convenience store, Public house, Medical practice and a Church. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, study, attractive lounge/diner, refitted kitchen/breakfast room with a range of built-in appliances, rear lobby/second hallway, sitting room, bespoke refitted ground floor bathroom, first floor landing having two bedrooms (this area could make a fantastic annex if required), second first floor landing having three bedrooms (one of which is currently being used as a dressing room), refitted family bathroom, front garden, secluded covered courtyard style garden, large rear enclosed gardens with substantial vegetable plot, feature summerhouse, timber garden shed with adjoining timber workshop, substantial stoned driveway providing ample off street parking for a number of vehicles, The vendor informs us that the plot size extends to approximately 0.5 of acre, high quality UPVC double glazing, oil fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

UPVC double glazed wood effect entrance door gives access to:

Hallway

Having Herefordshire flagged stone flooring.

From entrance hallway access is given to:

Study

8'9 x 8'4

Having two wood effect UPVC double glazed windows, Herefordshire flagged stone flooring, feature exposed brick wall, exposed timbers to ceiling, radiator.

From entrance hallway access is given to:

Attractive open plan lounge/diner

24'3 x 17'5

Having feature wood burning stove set to exposed brick chimney breast with timber inset above, five wood effect UPVC double glazed windows, UPVC double glazed wood effect French doors giving access to rear of property, exposed timbers to ceiling, three radiators, Herefordshire flagged stone flooring, wall light points.

Access from lounge/diner gives access to:

Refitted kitchen/breakfast room

15'0 x 13'1

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated Neff tilt and hide oven with Neff microwave combination oven below, integrated Candy fridge freezer and hover dishwasher, five ring Neff induction hob with contemporary cooker extractor fan over, wooden worktops with inset 1 1/2 sink drainer with mixer tap over, two wood effect UPVC double glazed windows, Herefordshire flagged stone flooring, radiator, exposed timbers to ceiling, feature exposed brick wall.

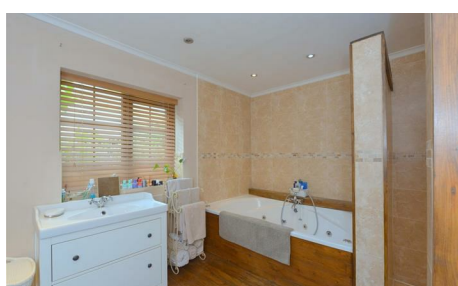
From lounge/diner door gives access to:

Rear lobby / second entrance hallway

Having radiator, wooden flooring, exposed beam and recessed spotlights to ceiling.

Door from second hallway / rear lobby gives access to:





Bespoke bathroom

11'6 x 10'1

Having a large Jacuzzi bath with antique style mixer tap over and handheld shower attachment off, walk-in wet room style shower with drench shower over and wall mounted extractor fan, wash hand basin with mixer tap over and storage drawers below, low flush WC, coving and recessed spotlights to ceiling, wood effect UPVC double glazed window, feature exposed brick wall.

Door from rear lobby / second entrance gives access to:

Sitting room

17'7 x 17'8

Having wood effect flooring, three wood effect UPVC double glazed windows, UPVC double glazed French doors giving access to rear of property, wood burning stove, two radiators, coving and recessed spotlights to ceiling.

From sitting stairs rise to:

First floor landing

Having Velux roof window. Doors then give access to: Two bedrooms.

Bedroom

11'3 excluding recess x 10'0

Having part sloping ceilings, wood effect UPVC double glazed window to rear, recessed spotlights to ceiling, eaves storage plus additional over stairs storage cupboard, radiator, wooden flooring.

Bedroom

10'4 x 10'0 excluding recess

Having part sloping ceiling, wood effect UPVC double glazed window to front, wooden flooring, radiator.

AGENTS NOTE

The area described from the rear lobby/second entrance hallway which includes: Sitting room, bespoke bathroom, first floor landing and two bedrooms would make a superb two storey annex if required.

From lounge/diner feature staircase gives access to:

First floor landing

Having a wealth of exposed beams and timbers, Velux roof window. Doors from first flooring then give access to: Three bedrooms and refitted bathroom.

Bedroom

17'7 x 8'1

Having a wealth of exposed timbers/beams, recessed spotlights to ceiling, large fitted wardrobe, two wood effect UPVC double glazed windows, eaves storage, radiator.

Bedroom

13'3 x 8'5

Having wood effect UPVC double glazed window to front, radiator, feature exposed beams and timbers.

Bedroom

8'9 x 6'11 excluding wardrobe recesses

This room is currently been used as dressing and comprises: A range of fitted wardrobes, period style fireplace, eaves storage, wood effect UPVC double glazed window, exposed beams and timbers to ceiling

Refitted bathroom

Having a three piece white suite comprising, P shaped panel bath with drench shower over plus hand-held shower attachment off, glazed shower screen to side, wash hand basin set to a fitted wooden style worktop with storage cupboard below, WC with hidden cistern, wood effect UPVC double glazed windows, wall mounted extractor fan, heated chrome style towel rail, exposed beams / timbers, tiled floor.

Outside

The vendor informs us that the property sits in a plot extending to approximately 0.5 of an acre. From the road the property is approached over a substantial stoned driveway providing ample off street parking for a number of vehicles. Gated access the leads to a further stoned parking forecourt with brick paved sun terrace. Access is then given to the property's:

Rear gardens

Which are a lovely feature of the property having lawn garden areas, large garden pond with raised decked area, substantial vegetable plot with water system, polytunnel, glazed greenhouse, an array of fruit trees, many specimen shrubs, plants, flowers and trees, timber garden shed with adjoining timber worktop both having power and light.

Detached summerhouse

Having sealed unit double glazed French doors giving access to:

Section one

20'1 x 16'4 max reducing down to 13'3

Having eye level and base units, fitted worktops with inset stainless steel sink, range of sealed unit double glazed windows, fitted power and light. Folding door gives access to:

Section two

Comprising: Tiled shower cubicle with wall mounted electric shower, low flush WC wash hand basin, sealed unit double glazed window, fitted light. The rear gardens are enclosed.

To the front of the property there is a low maintenance stoned enclosed area with oil tank and floor mounted oil fired central heating boiler. Gated access then leads to a pleasing secluded covered courtyard style garden area having paved and stoned sections, mature shrubs, wall mounted outside wall heater and lighting point.

Services

Mains water, electricity, septic drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

