



Rose Cottage, Main Road, Dorrington, Shropshire, SY5 7JW

£179,950

Located in the charming village of Dorrington is this lovely and spacious 3 double bedroom home. The property itself is very well-presented and offers good size accommodation throughout: Entrance hall, kitchen, lounge diner, WC, three bedrooms, family bathroom. Courtyard garden to the front. The rear garden is partially lawned with plant borders. Raised decked terrace. Side access and rear access to allocated parking



Rose Cottage, Main Road, Dorrington, Shrewsbury, Shropshire, SY5 7JW Ref: 3807

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Entrance Hall

With wood effect tiles, stairs ascending to the first floor and doors leading to the cloakroom, kitchen and living room.

Cloakroom

With w/c, hand basin and tiled splash backs. Wood effect tiles and window to the front of the property.

Kitchen 6' 6" x 9' 10" (1.98m x 2.99m)

With a range of base and wall units and worktop space, sink and drainer unit set below a window overlooking the front of the property, integrated oven with 4-ring gas burner and extractor hood. Tiled splash-backs, wood effect tiles, space and plumbing for washing machine, dishwasher and fridge-freezer.

Living Room 12' 11" x 13' 6" (3.93m x 4.11m)

(reducing to 4.1m x 3.1m) With a coal effect gas fire set within a timber surround and marble hearth, under-stairs storage cupboard and French doors leading to decked area in the rear garden.

First Floor Landing

Access to the bathroom and bedrooms 1&2, stairs ascend to the second floor.

Bedroom 1 13' 5" x 8' 10" (4.09m x 2.69m)

With 2 windows over looking the rear garden.

Bedroom 2 6' 10" x 12' 1" (2.08m x 3.68m)

With a window to the front of the property.

Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

White suite comprising bath with central mixer tap and mains fed shower above, w/c, hand basin, tiles to splash areas, tiled floor, extractor fan and window to the front.

Second Floor Landing

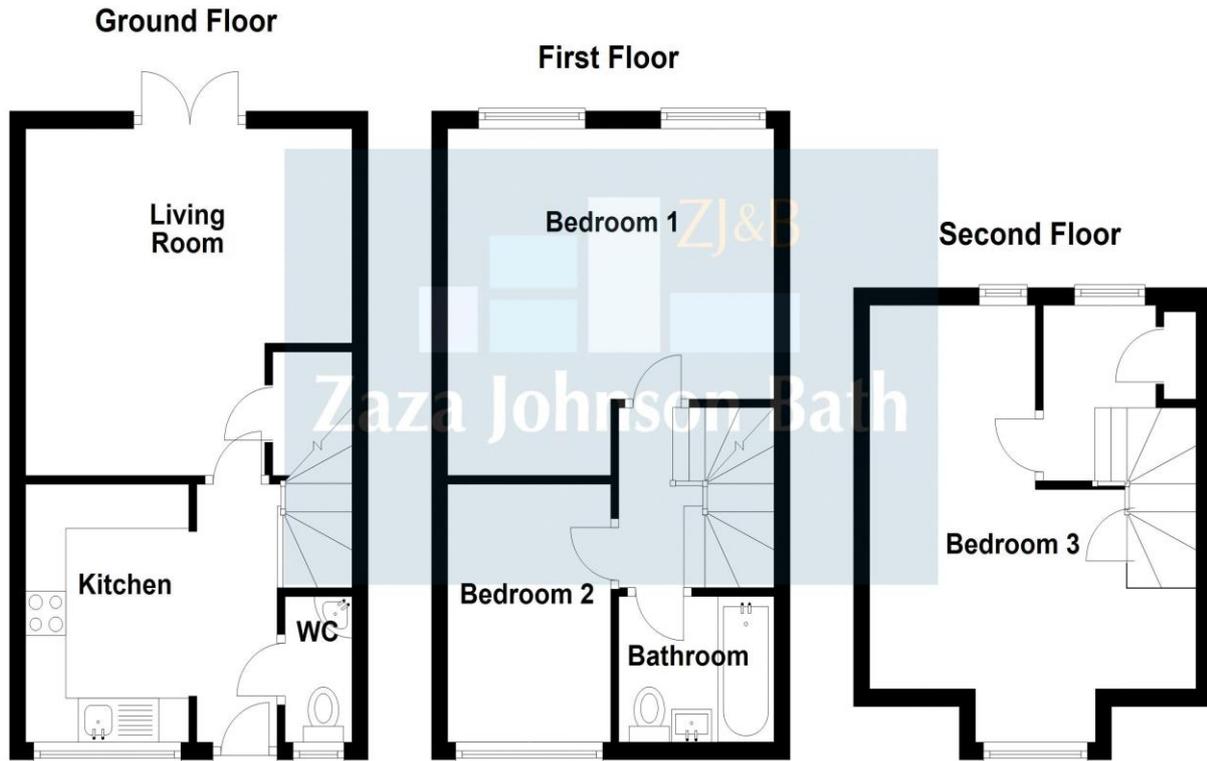
Access to the airing cupboard housing the Vaillant gas fired boiler, Velux sky light and door to bedroom 3.

Bedroom 3 12' 10" x 14' 9" (3.91m x 4.49m)
(excl. window) With a built-in wardrobe, Velux sky light and further window to the front of the property.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



Rose Cottage, Dorrington, Shrewsbury

19/10/2020

Energy performance of buildings register

Energy performance certificate (EPC)

<p>Rose Cottage Main Road Dorrington SHREWSBURY SY5 7JW</p>	<p>Energy rating</p> <p>C</p>
<p>Valid until 14 June 2028</p>	<p>Certificate number 8468-7626-5310-7824-5992</p>

Property type
End-terrace house

Total floor area
77 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage