



SAMUEL WOOD

5 The Farris, Dorrington, Shrewsbury, Shropshire, SY5 7DX

Offers In The Region Of £400,000



5 The Farris

Dorrington, Shrewsbury, Shropshire, SY5 7DX



- Beautifully Presented Family Home
- High Specification Open Plan Kitchen Diner
- En-Suite to Master
- Landscaped Gardens
- Solar PV System 5kW (12 Solar Panels East South-East Facing) & Battery Storage 19.2kWh (8 Li-ion Batteries)
- Four Well Proportioned Bedrooms
- Spacious Living Room with Log Burner
- Contemporary Family Bathroom
- Generous Driveway with Detached Garage
- EPC Rating C

Samuel Wood is delighted to offer this much improved and beautifully presented detached four-bedroom family home on The Farris in Dorrington, Shropshire within good school catchment and close to practical road links via the A49. Sustainability features include 12 solar panels on the east south-east facing roof, an electric car charging point, and eight lithium-ion batteries, significantly reducing energy bills. Additionally, the system currently generates an annual income of approximately £250–£300 by exporting excess energy back to the grid. Occupying a desirable cul-de-sac position, the property boasts spacious contemporary living spread over two floors, complemented by landscaped gardens, twelve solar panels, a generous driveway and a detached garage. Viewing is highly recommended by the selling agent.

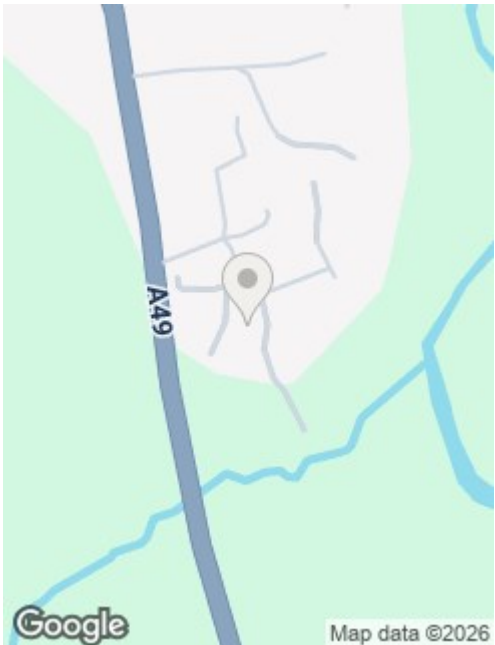
The ground floor offers a welcoming and well-designed layout ideal for modern and practical living. A bright entrance hall provides access to a convenient WC and leads into a spacious living room, complete with a charming log burner creating a cosy & warm focal point. To the rear, the property opens into a high-specification open plan kitchen diner, fitted with built-in appliances. The space is thoughtfully designed for both everyday use and entertaining. Double doors extend alfresco living out onto the rear patio, whilst a separate utility room adds practicality and additional storage.

Upstairs, four well-proportioned bedrooms, offer flexibility for families, guests, or home working. The principal bedroom benefits from its own en-suite, providing a private and comfortable retreat. The remaining bedrooms are served by a contemporary family bathroom, finished to a modern standard. Each room is well laid out to maximise space and natural light, contributing to the home's overall sense of comfort and functionality.

Externally, the property continues to impress with a landscaped garden, enhanced with a newly laid patio area and updated fencing, creating an ideal outdoor space for relaxation and entertaining. The detached garage is currently used as a home gym, adding versatility to the property, while the driveway provides parking for up to three vehicles. Dorrington benefits from local amenities such as a shop, a well renowned bar/restaurant (The Horseshoes), a local GP and St Edwards C of E Primary School, all only a short walk away. Rural walks nearby include the Lawley and the Long Mynd in Church Stretton, each boast scenic views across Shropshire and beyond.







Directions

What3words: ///coarser.crunches.spoiled

Services: We understand that the property has mains electric heating, mains electricity & solar panels, mains water and mains drainage.

Broadband Speed: Basic 18Mbps & Superfast 80Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

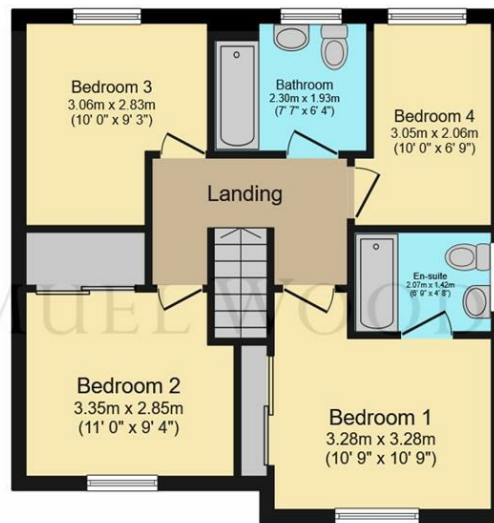
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.



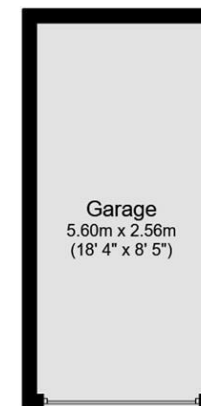




Ground Floor
Floor area 49.6 sq.m. (534 sq.ft.)



First Floor
Floor area 49.6 sq.m. (534 sq.ft.)



Garage
Floor area 14.3 sq.m. (154 sq.ft.)

Total floor area: 113.5 sq.m. (1,222 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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