



Helping *you* move



## Three Peaks, 21 Shrewsbury Street, Hodnet, TF9 3NP

This much-loved Four Bedroom Detached Property has a large Kitchen/Family Room, Master Bedroom with En Suite and is set in a large Garden plot with far-reaching Countryside Views.

Offers In Region Of  
**£550,000**

## Overview

- Four Bedroom Detached Family House
- Village Location with Countryside Views
- Family Dining Kitchen, Utility
- Living Room, Conservatory
- Large Dual Aspect Lounge with feature Fire Place
- Master Bedroom with En Suite
- Gallery Landing, Family Bathroom
- Large Rear Garden, Pretty Workshop Building
- EPC Rating -E



## Brief Description

Off the Entrance Hall is the Lounge and large Dining Kitchen. This large, well-appointed Kitchen has oak fitted units with an electric Range cooker that is included in the sale and an L-Shaped Utility space with built-in appliances including the washing machine, dishwasher, fridge and freezer. From the Kitchen is the Sitting Room - with sliding glazed doors out to the Conservatory which overlooks the rear Garden and Patio. To the first floor is the Master Bedroom has a good range of fitted wardrobes and En Suite with double shower and the remaining Bedrooms are of a good size, two of them with fitted wardrobes, and the Family Bathroom.

Externally, there's a Double Garage and Parking area. - and the most wonderful rear Garden with far-reaching countryside views - with the old white-washed 'piggery' which would make an excellent home office or studio space.

## Location

Situated in the popular Shropshire village of Hodnet which benefits from a Primary School, Village Store, Church and Public House.

The nearby town of Market Drayton offers a wide variety of amenities such as Schools, Specialist and High Street Shops, Supermarkets and Health and Leisure Facilities.

The larger towns of Shrewsbury, Telford and Newcastle-under-Lyme are all in commutable distance of Hodnet.



Your **Local** Property Experts

01630 653641



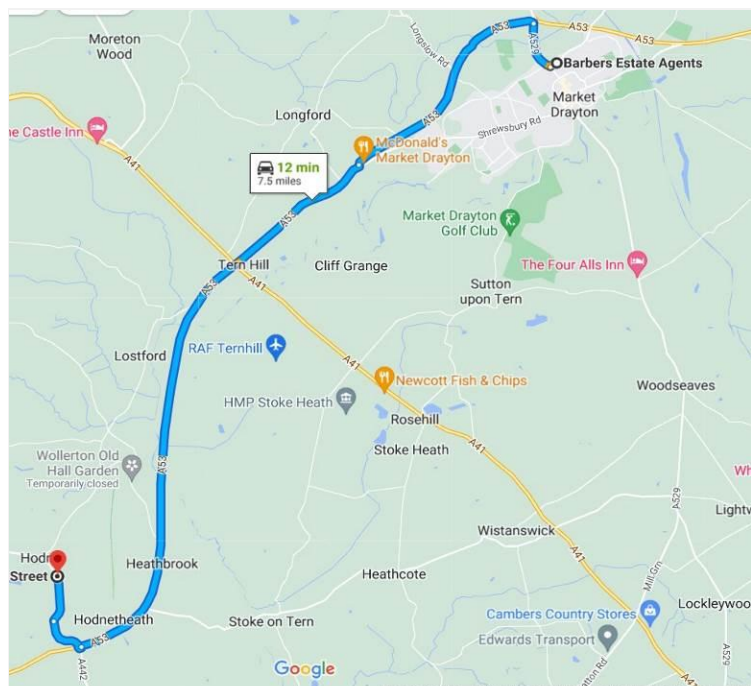
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or Email to:

[marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage, electricity and oil fired central heating are available. The Lounge fire runs on LPG gas. Barbers have not tested any apparatus, equipment, fittings etc., or services to this property so cannot confirm that they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** Leave Market Drayton via the A53, go straight over Tern Hill island. At the next roundabout, take the third exit for Hodnet. Continue along the road into the village, past the school and over the mini roundabout at the junction of Station Road. The property is on the right hand side opposite the gates to the woodland.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

**Three Peeks**  
Approx. Gross Internal Area \*  
2137 Ft<sup>2</sup> - 198.53 M<sup>2</sup>

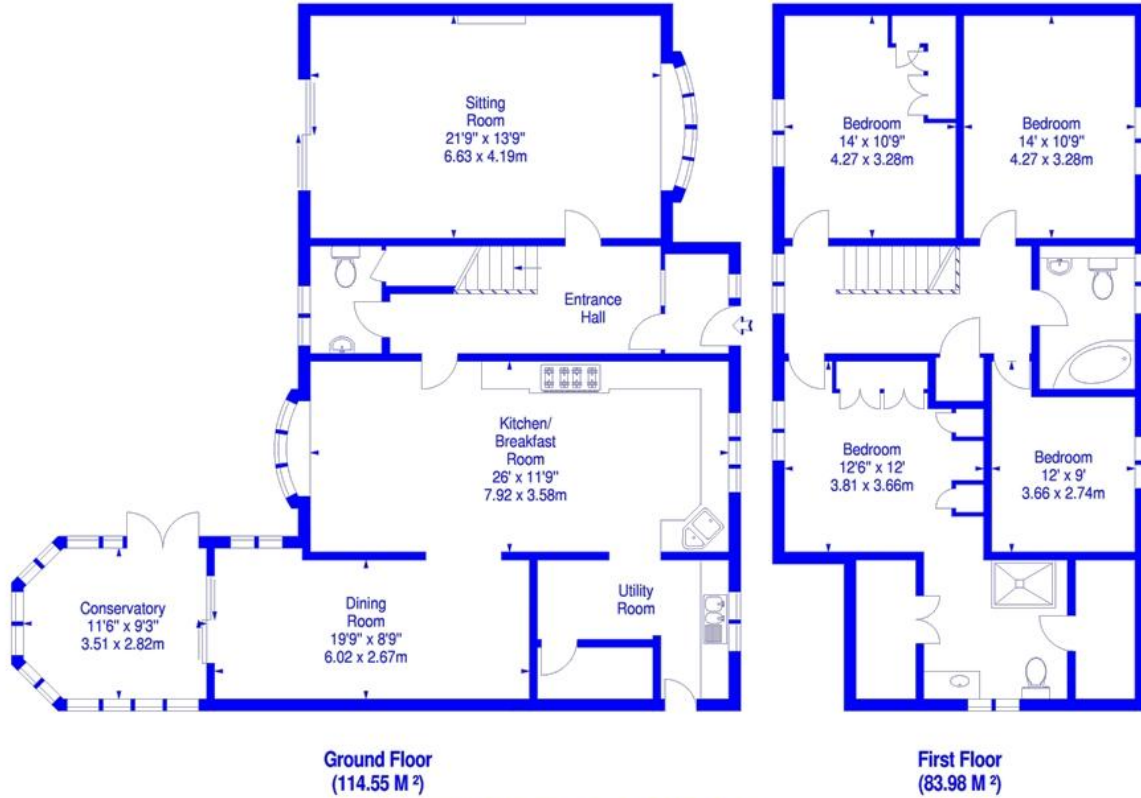


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## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENTS: Tower House, Maer Lane, Market Drayton, TF9 3SH | Tel: 01630 653641**  
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