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Grooms Cottage, 4 Holyrood House, Hodnet, TF9 3NR
Tucked away in a pretty courtyard in the heart of the popular village of Hodnet, Grooms Cottage is a Two Bedroom Link Detached Cottage that's full of character and has been modernised to a good standard. No Upward Chain.

Offers In Region Of
£175,000

Overview

- Two Bedroom Link-Detached Character Cottage
- No Upward Chain
- Set in a Private Courtyard, Heart of Village Location
- Entrance Hall, Cloaks/WC
- Dining Kitchen with Floor to Ceiling Box Window
- Lounge, Landing, Bathroom
- Patio Garden to Rear, Allocated Parking Place
- Council Tax Band - B, EPC Rating - D



Brief Description

Grooms Cottage is a really pretty, character cottage set in a small courtyard of just six properties in the heart of Hodnet Village. To the front is your allocated parking place and a patio Garden is enclosed by a picket fence. The front door opens to the Hallway, with stairs to the first floor, useful storage cupboard and a door to the Cloaks/WC. To your right is the Lounge and to your left is the Dining Kitchen which has a lovely floor-to-ceiling window overlooking the courtyard and a good range of units with integrated oven and hob. To the first floor Landing is a double built-in wardrobe, the two Bedrooms and the Bathroom. The Seller has a portfolio mortgage over this property. The Seller's lender will take time to consider all documents and so it is essential that any prospective buyers are aware that this will cause a delay during the conveyancing process.

Location

Situated in the popular Shropshire village of Hodnet which benefits from a Primary School, Village Store, Doctors Surgery, 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

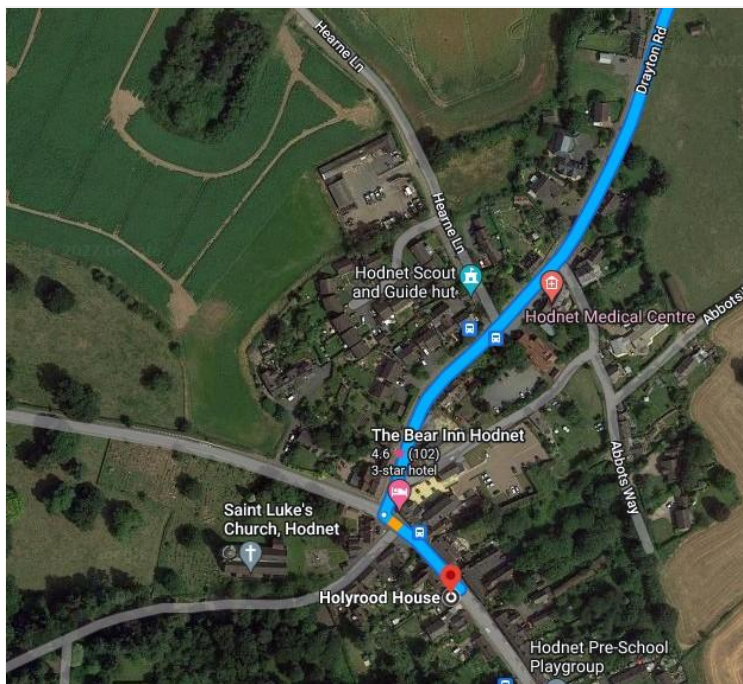


Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electricity, drainage and water services are available, with oil-fired central heating. 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 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: From Market Drayton take the A53 towards Shrewsbury. Go straight over the Tem Hill roundabout and after 2.4 miles turn right on Lostford Lane (which becomes Drayton Road). At the junction with the Bear Inn bear left onto Shrewsbury Street and the entrance to the courtyard is 100 yards on your right. The property is the one to your left as you turn into the courtyard.

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.

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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 AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk



www.barbers-online.co.uk