



Helping *you* move



2 The Chapel, Hodnet, TF9 3NR

Full of character, this Two Bedroom Semi-Detached cottage is part of a Chapel that has been modernised to a high standard - and is offered to the market with No Upward Chain.

Offers In Region Of
£160,000

Overview

- Two Bedroom Semi-Detached Converted Chapel
- No Upward Chain
- Breakfast Kitchen, Utility Area, Cloaks/WC
- Spacious Lounge
- Two Bedrooms, Bathroom
- Small Courtyard Garden, Parking
- Electric Central Heating System
- Council Tax Band – B
- EPC Rating - E



Brief Description

To the front of the property is your allocated Parking space and the Courtyard Garden and a pathway leads up to the shared Entrance. To the ground floor is a spacious Lounge and double doors open through to a modern Breakfast Kitchen with a good range of units, electric cooker with hob and extractor fan over, and space for both your fridge and washing machine. Off the Kitchen is a small inner Lobby with a large cupboard and door to the Cloaks/WC. To the first floor is a lovely, light and spacious Principal Bedroom with a feature window and built-in wardrobes - one of which houses the hot water tank. Bedroom Two has a skylight and build-in wardrobe and the Bathroom has a P-shaped bath with electric shower and a further skylight. 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

The property is in a great location in the centre Hodnet - a popular Shropshire village 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

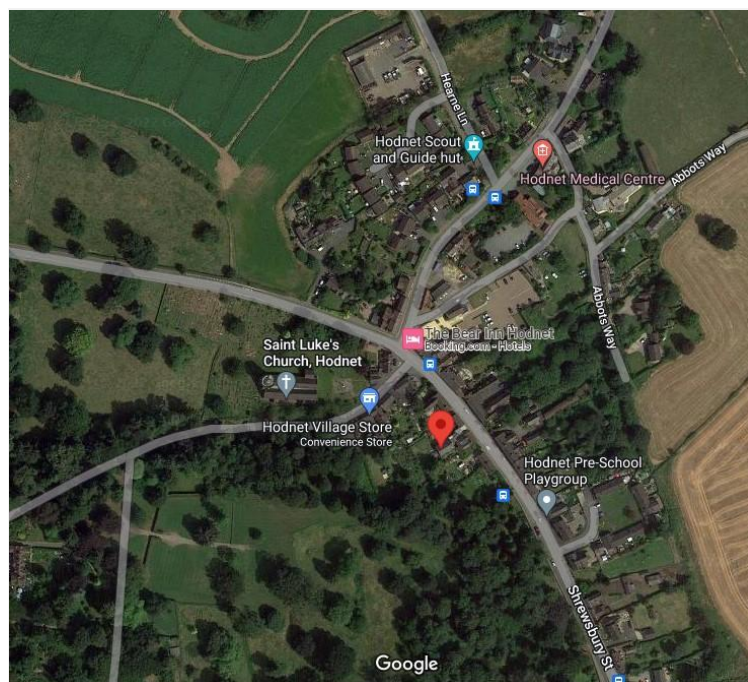
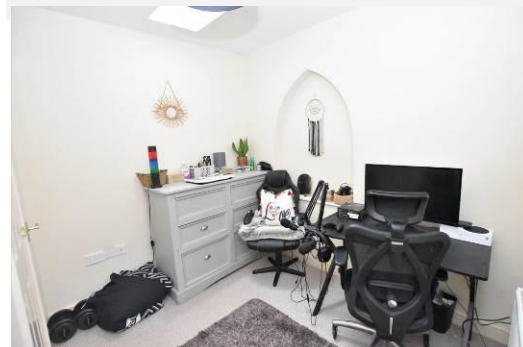
TO VIEW THIS PROPERTY: Please contact our Market Drayton Office 01630 653641 or Email to:

marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electricity, water and drainage with electric storage heaters are available. 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
Tel: 0345 678 9002

FOR MORE INFORMATION: Go to:
www.barbers-online.co.uk



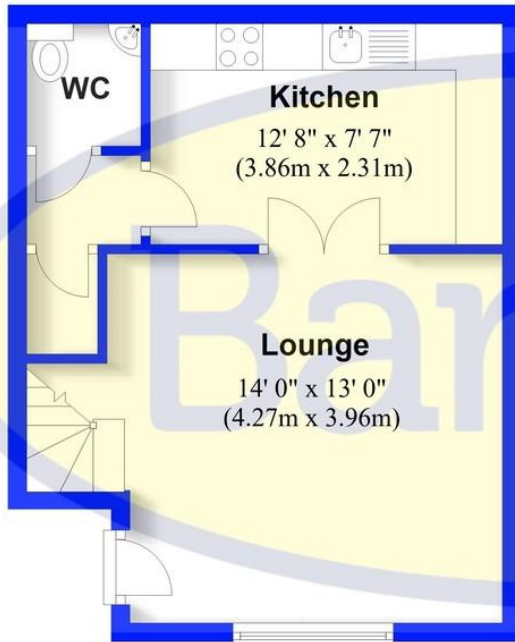
DIRECTIONS: From Market Drayton head west on the A53. Cross over the roundabout at the junction with the A41. Take the first turn right and proceed into Hodnet village and shortly after the Bear Inn in the centre of the village, bear right and after approximately 100 yards turn right into the courtyard and the property is in the far left corner.

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.

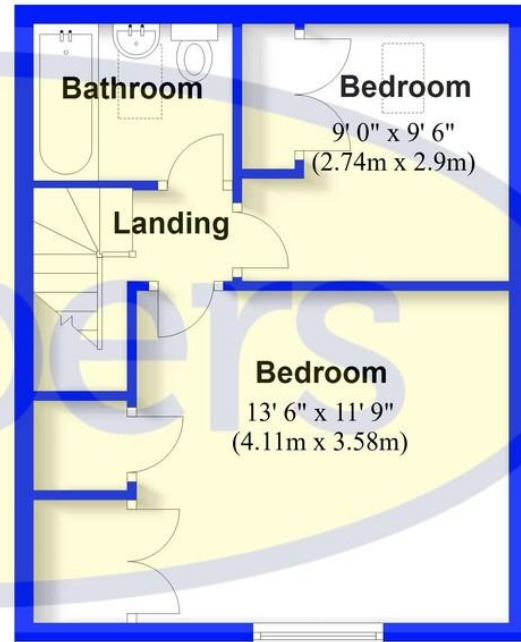
Ground Floor

Approx. 336.9 sq. feet



First Floor

Approx. 353.8 sq. feet



Total area: approx. 690.8 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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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