



Helping *you* move



1 Holyrood House, Hodnet, TF9 3NR

Set in a lovely courtyard in the heart of Hodnet Village, this Four Bedroom End of Terrace Cottage has a spacious Dining Kitchen and Lounge with Inglenook Fireplace with Log Burner - and is offered to the market with No Upward Chain.

Offers In Region Of
£255,000

1 Holyrood House, Hodnet nr Market Drayton, TF9 3NR

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Overview

- Four Bedroom End of Terrace House
- No Upward Chain
- Heart of Village Location
- Entrance Hall, Dining Kitchen
- Spacious Lounge with Inglenook Fireplace
- Top Floor Bedroom with En Suite
- Three Further Bedrooms, Bathroom
- Allocated Parking, Rear Garden
- Council Tax Band – B
- EPC Rating - E



Brief Description

The Hallway has stairs to the first floor, the generous Dining Kitchen has a good range of kitchen units with integrated oven, hob and extractor fan over, space for your washing machine and dish washer, and a door to the side of the property, the light and spacious Lounge has dual aspect windows and a feature inglenook fireplace housing a multi-fuel stove. Off the first-floor landing are three Bedrooms and the main Bathroom, and on the second floor is the fourth Bedroom which is set in the eaves with Velux-style windows, and character beams - especially in the En Suite Shower Room. Externally, there's one allocated parking space to the front and to the rear of the property there's a gravelled courtyard with steps up to a timber decked area which would make a super entertaining space on a summer's evening! 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 with Post Office, Doctors' Surgery, Church and The Bear - a popular Pub/Hotel.

The nearby towns of Market Drayton and Newport offer 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.



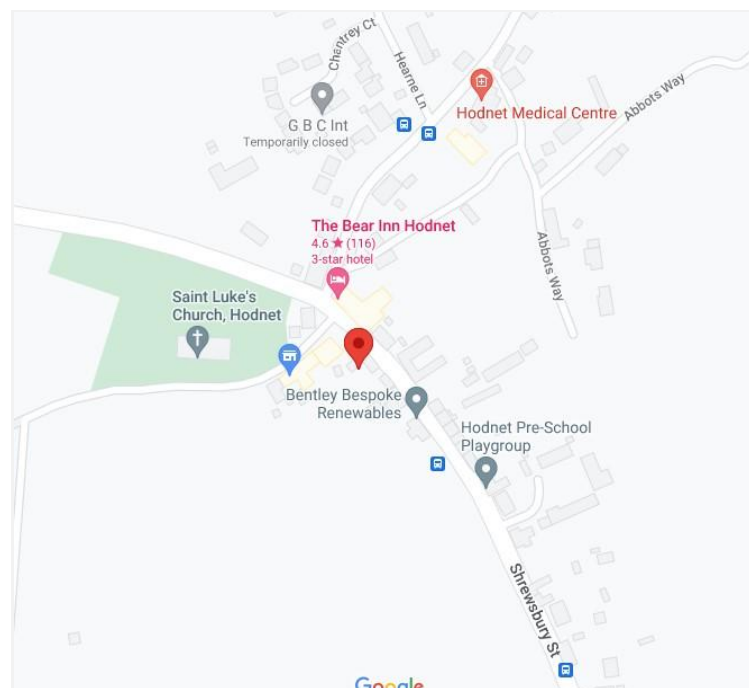
Useful Information

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 water, drainage and electricity services with oil fired central heating 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council, Tel: 0345 678 9002

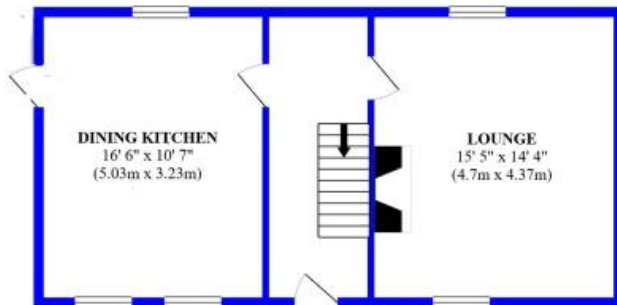
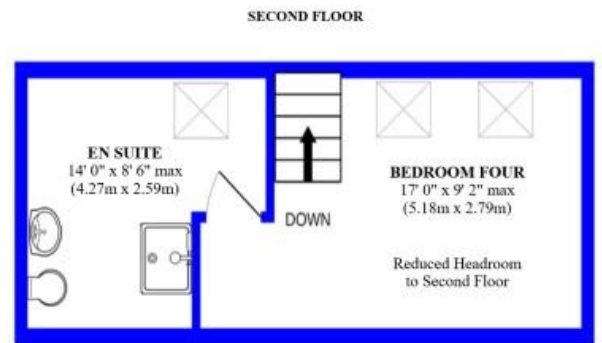
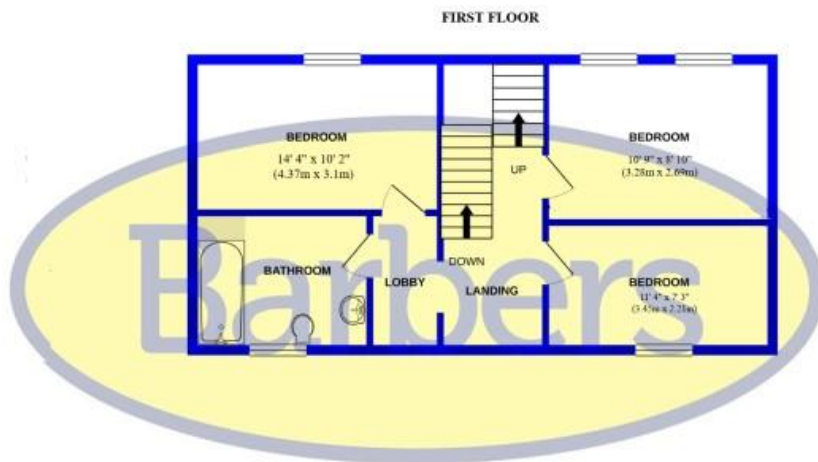
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From Market Drayton head west on the A53. Cross over the roundabout at the junction with the A41. Take the first turn right to Longford and follow the road into Hodnet Village. By The Bear Inn bear left on Shrewsbury Street and the entrance to the courtyard is 100 yards on your right. The property is the right hand corner as you turn into the Courtyard and can be identified by our For Sale Sign.

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



FLOOR PLAN - NOT TO SCALE
 Measurements as a guideline only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
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