



Helping *you* move



## 5 The Crescent, Hodnet, TF9 3JE

This is a beautifully presented, extended Four Bedroom Semi-Detached house in a lovely edge-of-village setting with an impressive Kitchen/Family Room, Principal Bedroom with En Suite and Juliet Balcony - and a very generous Garden with far-reaching countryside views.

Offers In Region Of  
**£425,000**

## Overview

- Extended Four Bedroom Semi-Detached House
- Entrance Hall, Conservatory
- Kitchen/Family Room with Central Island
- Lounge with Inglenook Fireplace
- Principal Bedroom with En Suite & Juliet Balcony
- Three Further Bedrooms, Bathroom
- Large Garden, Pond, Potting Shed
- Timber Decking Entertainment Area with Bar & BBQ
- Council Tax Band – C
- EPC Rating - D



## Brief Description

To the ground floor is the Entrance Hall, an impressive open-plan Snug/Dining & Kitchen with a beautiful Shaker-style Kitchen with a large central island and French doors out to the Conservatory, and a very spacious Lounge with brick inglenook fireplace housing a cast iron log-burning stove. To the first floor, the Principal Bedroom has an En Suite Shower Room and Juliet balcony, three further Double Bedrooms and the family Bathroom with free-standing roll-top bath.

There's a patio, pond and a long lawned Garden that leads to the timber decked entertaining space with bar and superb, far-reaching countryside views. There are several brick and timber sheds including a large canary aviary, potting shed with light and power and a log store.

## Location

The property is situated on the edge of Hodnet village - a popular village 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 Wem 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.



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

**SERVICES:** We are advised that mains water, drainage and electricity 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, Tel: 0345 678 9002

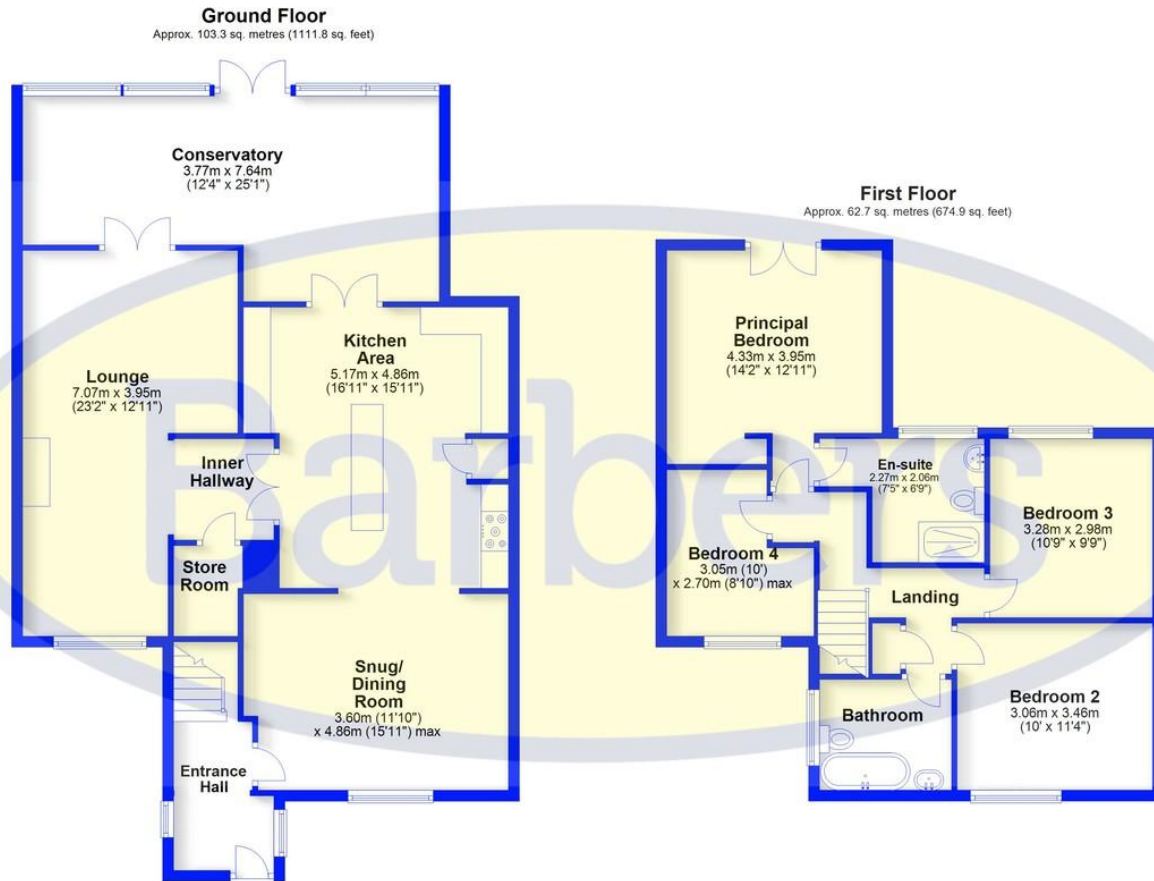
**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury, going straight on at the Tern Hill roundabout. At the Epsley Roundabout take the third exit towards Hodnet. At the mini-roundabout turn right on Station Road and 5 The Crescent is approximately 0.3 miles on your left 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 buying process please provide the required documents as soon as possible.



Total area: approx. 166.0 sq. metres (1786.8 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

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



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.