



Helping *you* move



2 The Grove, Market Drayton, TF9 3NT

A spacious, traditional Three Bedroom Semi-Detached House in this popular Shropshire village, set on a good-size Garden Plot, with two Reception Rooms, Detached Garage and Driveway Parking - and with the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£230,000

Overview

- Three Bedroom Semi-Detached House
- No Upward Chain
- Entrance Hall, Snug/Dining Room
- Kitchen, Ground Floor WC
- Lounge with Open Fire in Feature Surround
- Two Double and one Single Bedrooms, Family Bathroom
- Large Front Garden, Driveway, Detached Garage
- Generous Rear Garden with Patio
- Council Tax Band – B
- EPC Rating - E



Brief Description

To the ground floor is the Entrance Hall, the Snug/Dining Room which has an open fire, Lounge with an open fire in a feature surround, and a door to a good size storeroom. The Kitchen has a good range of white 'Shaker-style' units with wood-effect surfaces, space for your oven, fridge, dishwasher and washing machine, a door to the ground floor W.C., and a further door out to the side of the property. To the first floor is the Gallery Landing with loft access, two double Bedrooms, a single Bedroom and the family Bathroom with electric shower over the bath.

Externally, the property has a large front Garden with a driveway to the detached single Garage. To the rear there's a large paved Patio area, cottage garden space with raised beds, a lawn, mature trees and fence or hedge boundaries.

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 Whitchurch 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



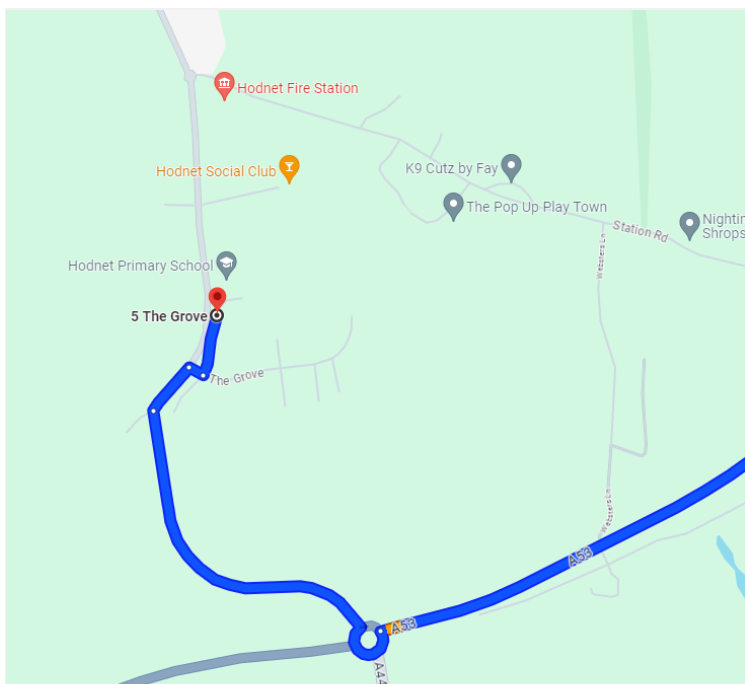
Useful Information

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

SERVICES: We are advised that mains water, drainage and electricity services are available with electric storage heaters. 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, SY2 6ND. Tel: 0345 678 9002

TENURE: Your Solicitor should confirm that the property is Freehold



DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, going straight over the roundabout at Tem Hill. After 4.5 miles turn right at the roundabout towards Hodnet, and after 0.4 miles turn right onto The Grove and immediately left where you'll find the property on your right which 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. 100.3 SQ. METRES (1079.1 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.



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**

