



Helping *you* move



2 Drayton Road, Hodnet, TF9 3NF

An imposing Seven Bedroom Detached Georgian House with large Rear Garden, Garage, Workshop and Off Road Parking. This lovely property needs updating throughout to restore it to its former glory and into the most wonderful family home. For Sale through the Modern Method of Auction.

Auction Guide Price

£410,000

Overview

- Seven Bedroom Detached Georgian House
- For Modernisation Throughout
- Kitchen, Living Room, Dining Room, WC, Porch
- Four Bedrooms & Shower Room to First Floor
- Three Bedrooms on Second Floor
- Large Rear Garden, Garage, Parking
- T&Cs and a Reservation Fee Apply
- For Sale by the Modern Method of Auction
- Council Tax Band - E



Brief Description

To the ground floor is the Hallway, Dining Room, Living Room, Kitchen with a solid fuel 'Aga' style cooker that powers the two radiators - one in the Hall and one in the Shower Room – the rear Porch and WC. To the first floor are two large Double Bedrooms, two further double Bedrooms and the Shower Room. To the second floor are three Bedrooms, all of which need renovating. To the rear of the property, and integral to the main house, is a large workshop with light and power and a door that opens into the Garage.

Externally, the property sits on a large Garden plot of approximately 0.3 acres with a brick built coal store and further store shed, possibility of off-road Parking and a large lawned Garden with kitchen garden area, greenhouse and mature pear and apple trees.

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.



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. There is an Aga-style solid fuel cooker in the Kitchen that supplies two radiators – one in the Hall and one in the Shower. 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.

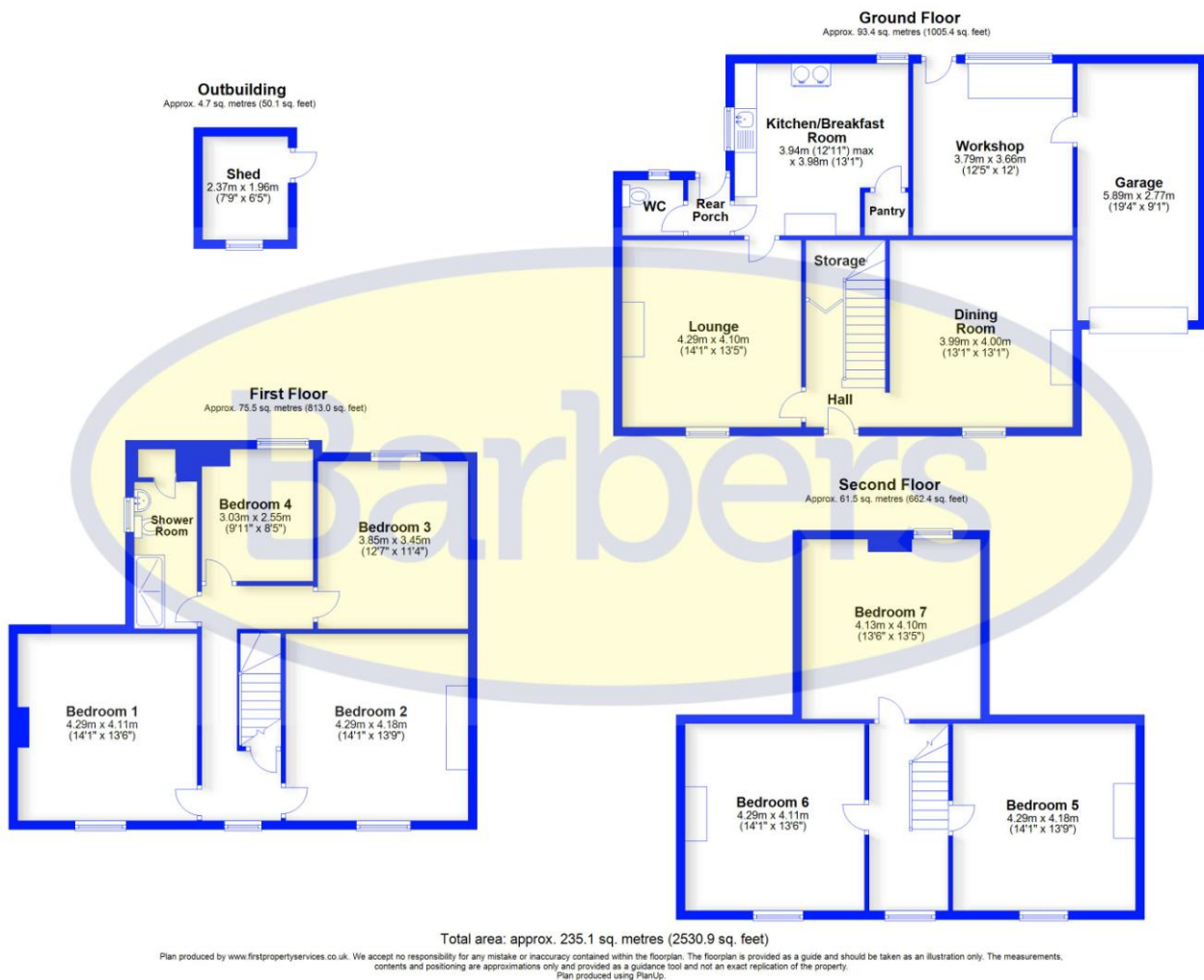
LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002



DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, going straight over Tern Hill roundabout and then taking the first right turn signposted to Wollerton. Follow this road all the way into Hodnet and then the property is on your right opposite The Bear Inn 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.



MODERN METHOD OF AUCTION: This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyer's solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,000 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.) I Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk

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,
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