



Helping *you* move



5 Eaton-on-Tern, Eaton on Tern, TF9 2BX

Offered via the Modern Method of Auction is this charming Two Bedroom Semi-Detached Cottage set on a large Garden plot with plenty of Off-Road Parking - and the potential to extend subject to all the necessary Planning Consents.

Auction Guide Price

£225,000

Overview

- Two Bedroom Semi-Detached Victorian Cottage
- For Sale through the **Modern Method of Auction**
- Online Bidding Available, T&Cs Apply, Buyers Fees Apply, Online Bidding Available
- Lounge with Open Fire, Kitchen
- Two Double Bedrooms, Bathroom
- Large Garden, Space to Extend with appropriate Planning Permissions
- Parking for 3+ Cars
- Council Tax Band - A
- Energy Rating - E



Brief Description

Priced to sell, the property offers you a Lounge with dual-aspect windows and an open fire set in a feature brick fireplace and the Inner Hall leads to the Kitchen with a range of traditional units with space for your cooker and under-counter space for your washing machine, fridge and freezer and a door out to the rear Garden. To the first floor is a long landing with Loft access, two Double Bedrooms and the Bathroom with bath, WC, hand washbasin and airing cupboard.

Externally, the property sits on a very generous Garden plot surrounded by mature trees and shrubs, three sheds and plenty of off-road Parking. The lawn will be re-seeded following the installation of a new septic tank in February 2026.

This property is offered through the Modern Method of Auction, and terms and conditions apply - full details below and for more information - and to book your viewing - please call the team in our Market Drayton office.

Location

Situated in the sought after village of Eaton Upon Tern - an idyllic rural location with the market towns of Newport, Market Drayton and Wellington all within approximately 8 miles.

More comprehensive shopping, leisure and employment facilities offered by Telford and Shrewsbury, and the property is just 3 miles from the A41 providing easy access to the West Midlands road network in particular the M6 to the North and the M54 to the South.



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 and electricity services are available, with oil-fired central heating and septic tank drainage. 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

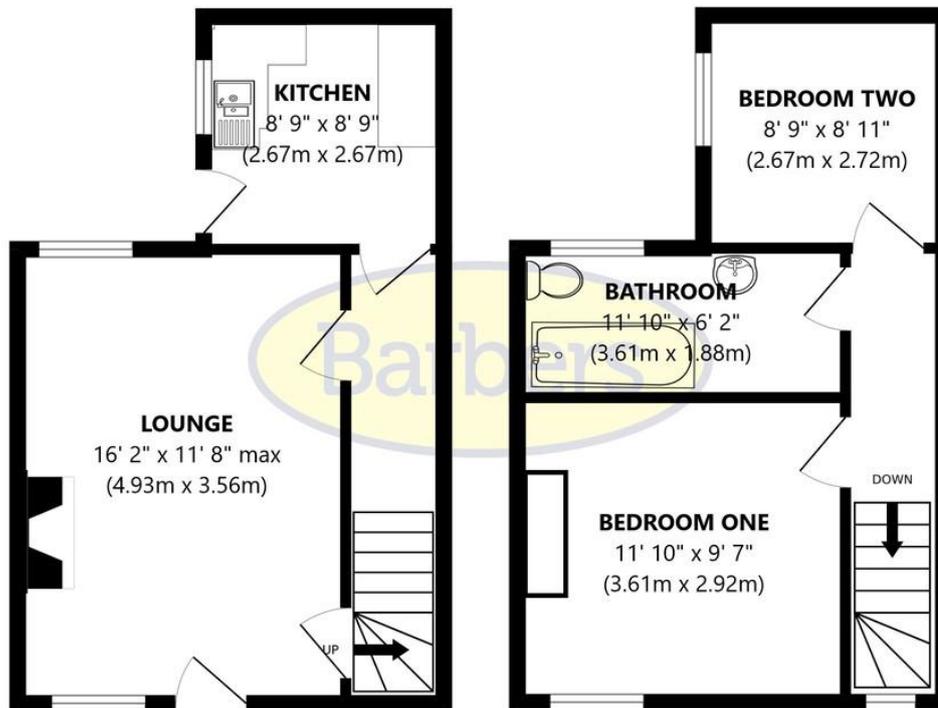
TENURE: We are advised that the property is Freehold



DIRECTIONS: From Market Drayton take the A529 Hinstock Road. After 3.5 miles turn right on Mill Green. At the crossroads with the A41 go straight over on to Hatton Road towards Childs Ercall. In the village turn left on Village (Newport) Road and first right on Eaton Road. At the T-Junction turn left and then turn right onto Mill Road - the property is on your right hand side and can be identified by our For Sale sign. What3Words: `///riches.interests.bunkers`

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

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This Floor Plan is Not to Scale
Please use as a Guideline to Layout 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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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 buyers 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 £6,600 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 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.

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