



Helping *you* move



### 3 Lavender Cottages, Wollerton, TF9 3LU

A pretty, extended End-of-Terrace Three Bedroom Cottage with an Open-Plan Kitchen/Dining/Snug, separate Lounge, second Reception Room currently used as an Art Studio, a large rear Garden and far-reaching Countryside Views to the front.

Offers In Region Of  
**£416,500**

# 3 Lavender Cottages Wollerton, TF9 3LU

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## Overview

- Three Bedroom End of Terrace Cottage with Far Reaching Views
- Entrance Hall, Lounge, Reception Room/Art Studio
- Open Plan Kitchen/Dining/Snug with Log Burner
- Two Generous Double Bedrooms
- Single Bedroom, Bathroom
- Large Rear Garden with Lawn, Kitchen Garden, Workshop and re-wilded Woodland area
- Off Road Parking for 3-4 Cars
- Council Tax Band – D
- Energy Rating – E53



## Brief Description

This traditional double-frontage cottage has two Reception Rooms, both lovely light and spacious rooms with cast iron fireplaces with one currently used as an Art Studio and the other as the Lounge. There's an Open Plan Kitchen/Dining/Snug with log burner and Utility/WC. To the first floor are two generous double Bedrooms, both with cast iron fireplaces and wonderful countryside views. The third Bedroom is a good-size single room which is currently used as a Home Office, and completing the accommodation is the Bathroom with both bath and corner shower.

The rear Garden here is very special! There's a large patio area, lawn, kitchen garden, green house and the original piggery shed and timber workshop with light and power – plus a re-wilded woodland-style garden with mature trees and shrubs.

## Location

The property is located to the edge of Wollerton Village and is just a mile from the popular village of Hodnet, with its thriving Junior School, Restaurant/Pub, Medical Centre and Village Stores.

The closest town is Market Drayton which is approx., 6 miles and offers a wide variety of amenities such as Schools, Specialist and High Street Shops, Supermarkets and Health and leisure Facilities - and a traditional street market every Wednesday.

The larger towns of Shrewsbury and Telford are all within commuting distance.



# 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 and electricity with septic tank drainage are available. Oil fired central heating with LPG Gas for the gas hob. 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

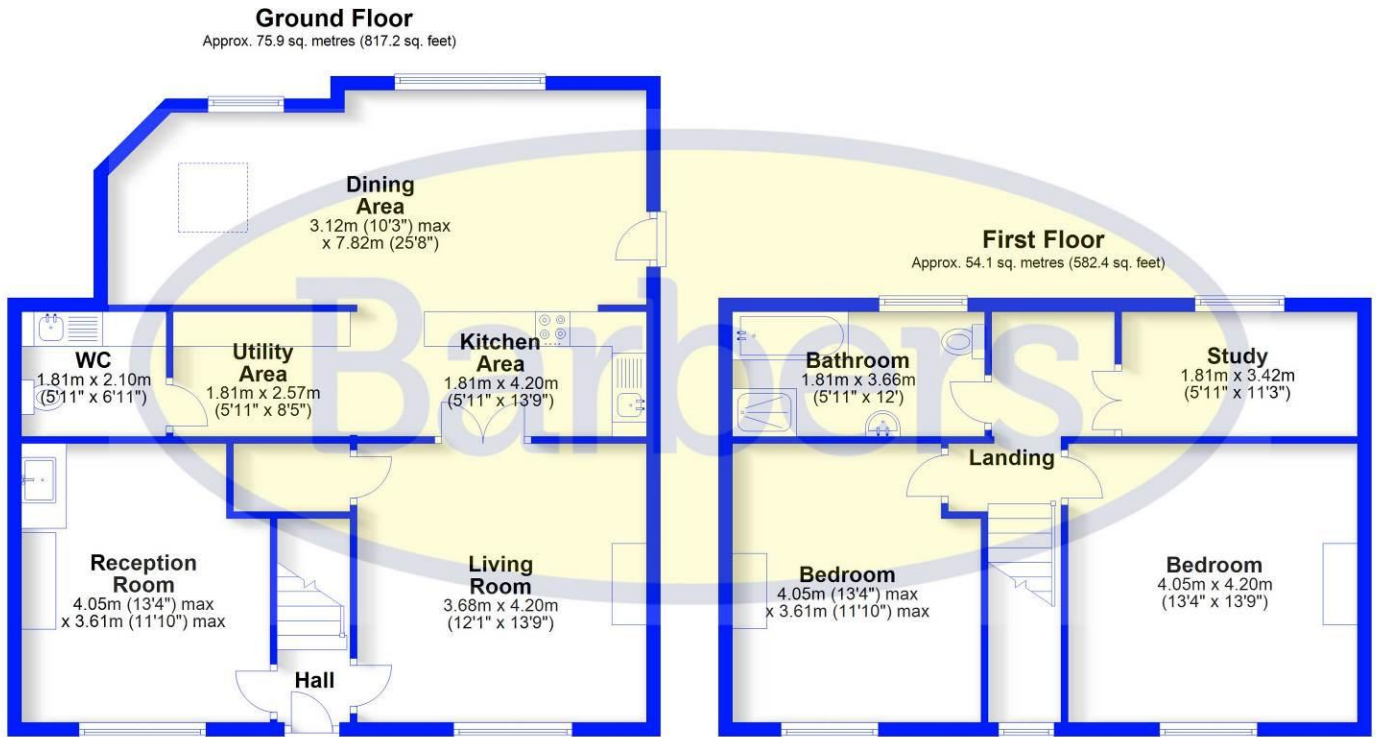


**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury. At the Tern Hill roundabout by the Shell Garage stay on the A53 and then take the first right turn on Lostford Lane - after 0.8 miles the property will be on your right - it's the right-hand side one of three terraced cottages with parking to the front.

**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.

## Floor Plan



Total area: approx. 130.0 sq. metres (1399.6 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



## 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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