



Helping *you* move



## 54 The Meadow, Hodnet, TF9 3QF

\*\*\*50% SHARE\*\*\* Available for this light and spacious, extended Three Bedroom Semi Detached House in popular village location!

50% Share for  
Offers in the Region of  
**£90,000**

## Overview

- Extended Three Bedroom Semi-Detached House
- 50% Shared Ownership Available, No Upward Chain
- Entrance Hall, Kitchen, Ground Floor W.C., Store Room, Lounge, Dining Room, Utility Room
- Three Bedrooms, Bathroom
- Driveway, Garage, Enclosed Rear Garden
- Popular Village Location
- EPC Rating - TBC, Council Tax Band - A



## Brief Description

To the front of the property is a gravelled Garden and a driveway leading up to the Garage, giving you Parking for two vehicles. The front door opens to the Entrance Hall with stairs to the first floor and to your right is the Kitchen with modern fitted units and space for your washing machine, dishwasher and oven with an extractor fan over, plus an integrated fridge freezer. The Open Plan Dining Lounge which has skylights to the Dining area, and sliding patio doors out to the rear Garden. Off the Dining area is the large Utility with an excellent range of fitted units, plumbing for a further washing machine and space for a tumble dryer, access to the ground floor WC, a door to the Garden and a further door to the integral Garage.

To the first floor are two Double and one Single Bedrooms and the Bathroom with a shower over the bath, wash hand basin in a vanity unit, WC and heated towel rail radiator.

To the rear of the property is an enclosed Garden with rural fields beyond, a patio seating area, lawn, timber seating area with pergola over and a garden shed.

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

**SERVICES:** We are advised that mains electricity, water and drainage services are available, with electric 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

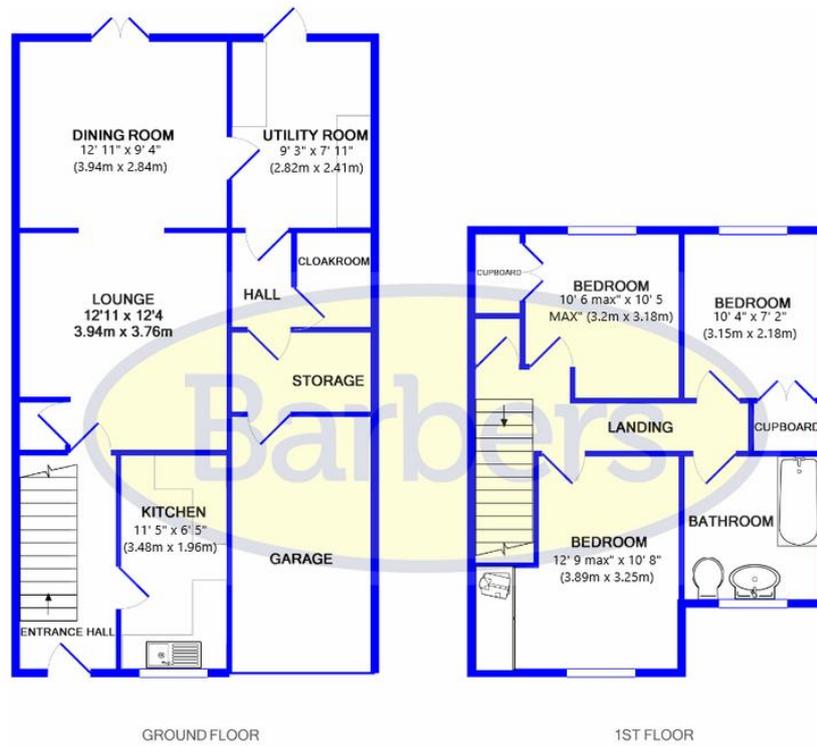
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury, going straight over Tern Hill roundabout. At the Telford roundabout, take the third exit to Hodnet. At the mini roundabout turn right on Station Road, then right into The Meadow where the property is on your left and can be identified by our For Sale sign.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**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.



GROUND FLOOR

1ST FLOOR

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

