Barbers

Helping *you* move









Brookside Cottage, Hodnet, TF9 3JD

For Sale by Modern Method of Auction - A beautifully presented Three Bedroom Detached Cottage in the heart of Hodnet Village, with an Open Plan Dining Kitchen, Garden Room and a low-maintenance enclosed Garden.

Guide Price

£300,000

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Overview

- Character Three Bedroom Detached Cottage
- For Sale by Modern Method of Auction
- Open Plan Dining Kitchen with Inglenook Fireplace
- Spacious Lounge and Garden Room, Boot/Playroom, Utility, Guest WC, Modern Bathroom
- Low Maintenance Garden, Hot Tub under a Timber Pergola, Driveway Parking
- Council Tax Band - C,
- Energy Rating - D



Brief Description

To the ground floor is the open plan Dining Kitchen with an excellent range of units and integrated double oven, hob with extractor fan over, fridge and dishwasher, a Belfast sink and kitchen island - and a log burner set in a feature brick inglenook fireplace. A door from the Kitchen leads to the Boot/Playroom, the Utility and the Guest WC. The generous Lounge also has a feature brick wall with inglenook, and French doors lead through to the light and spacious Garden Room with French doors to the garden.

An oak staircase with a glass balustrade lead up to the first floor where there are two Double Bedrooms, a generous Single Bedroom and a smart Bathroom with both a walk-in shower and a bath tub.

Outside, the property boasts a low-maintenance garden, a large garden shed provides excellent storage, a hot tub under a timber pergola and driveway parking.



Location

Hodnet is a highly sought-after North Shropshire village 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 within commutable distance of Hodnet.

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

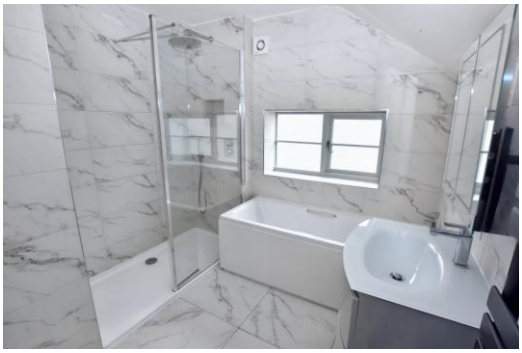
SERVICES: We are advised that LPG central heating and mains electricity, water and drainage services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold.











DIRECTIONS: From Market Drayton take the A53 to Tern Hill, going straight over Tern Hill roundabout and at the first roundabout turn right on Shrewsbury Road to Hodnet. At the mini roundabout turn right on Station Road and 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.



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.

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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
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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 but, please contact us before viewing the property.