



Helping *you* move



Brookside Cottage, Hodnet, TF9 3JD

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.

Offers Over

£400,000

Overview

- Character Three Bedroom Detached Cottage
- Open Plan Dining Kitchen with Inglenook Fireplace
- Spacious Lounge and Garden Room, Boot/Playroom, Utility, Guest WC
- Three Bedrooms, smart 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.



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 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

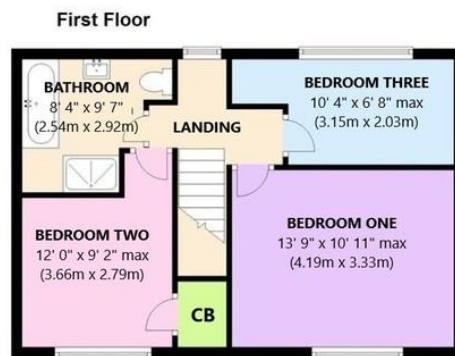
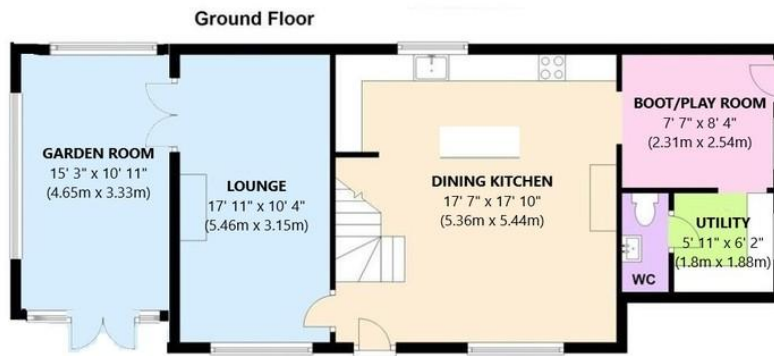
TENURE: We are advised that the property is Freehold.



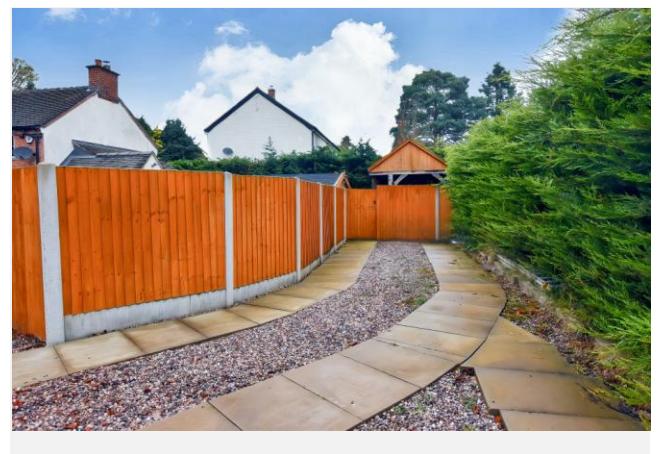
DIRECTIONS: From Market Drayton take the A53 to Tern Hill, going straight over Tern Hill roundabout and at the first roundabout turn right on Shrewsbury Road to Hodnet. At the mini roundabout turn right on Station Road and the property is on your left and can be identified by our For Sale sign.

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 Floor Plan is Not to scale
Please use as a Guideline to Layout Only
All measurements and feature placement are approximate
Plan produced using PlanUp.



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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