



Helping *you* move



The Old Post Office, 46 Wollerton, Wollerton, Shropshire, TF9 3NB

Three Bedroom Semi Detached Period Property in Village Location
- With Detached Annex & Wonderfully Generous Gardens

Offers in Region of
£385,000

- Period Semi Detached Cottage
- Plus Two Storey Detached Annex
- In Lovely Village Location
- Two Reception Rooms
- Dining Kitchen, Garden Room
- Ground Floor Shower Room
- Three Double Bedrooms
- Jack & Jill Bathroom
- Generous Front & Rear Gardens
- Private Gated Driveway
- Detached Double Garage
- Energy Rating E-45



The Old Post Office which dates back to 1680, is a truly beautiful semi detached cottage with masses of charm and many lovely period features such as, wall and ceiling timber beams, latch doors, open fireplaces and even an exposed portion of the original wattle construction in the sitting room. Each room is tastefully presented with a cosy country cottage style in mind and includes a lounge, sitting room, inner hallway, dining kitchen, a ground floor shower room and a side porch which also doubles up as a garden room. There are two staircases to the first floor accommodation where you will find three double bedrooms - with the master benefitting from a range of built in wardrobes and a walk-in dressing area. The Jack & Jill bathroom connects from the master bedroom landing area and into bedroom two. Externally there are generous lawned gardens to both the front and rear with a large range of established shrubs, trees and flowering plants. There is also an allotment/kitchen garden, a greenhouse and a paved patio area where the stunning far reaching open countryside views at the rear can be enjoyed. Furthermore, there is a long gated driveway leading to the detached double garage as well as the two storey detached annex.

ACCOMMODATION

SIDE PORCH

15' 1" x 7' 8" (4.6m x 2.34m)

DINING KITCHEN

17' 10" x 12' 10" (5.44m x 3.91m)

LOUNGE

17' 7" x 14' 6" (5.36m x 4.42m)

SITTING ROOM

16' 10" x 10' 7" (5.13m x 3.23m)

GROUND FLOOR SHOWER ROOM

11' 8 max" x 7' 8 max" (3.56m x 2.34m)

LANDING AREA

6' 0" x 5' 0" (1.83m x 1.52m)

BEDROOM ONE

13' 0" x 8' 6" (3.96m x 2.59m)

DRESSING AREA

5' 8" x 4' 11" (1.73m x 1.5m)

BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m) Door to;

BEDROOM TWO

14' 0" x 8' 6" (4.27m x 2.59m)

BEDROOM THREE

10' 10" x 9' 8" (3.3m x 2.95m)



ANNEX

OPEN PLAN LOUNGE/KITCHEN AREA

LOUNGE

14' 2" x 10' 0" (4.32m x 3.05m)

KITCHENETTE

6' 4" x 6' 3" (1.93m x 1.91m)

SHOWER ROOM

6' 8" x 5' 7" (2.03m x 1.7m)

BEDROOM

16' 8" x 14' 1" (5.08m x 4.29m)

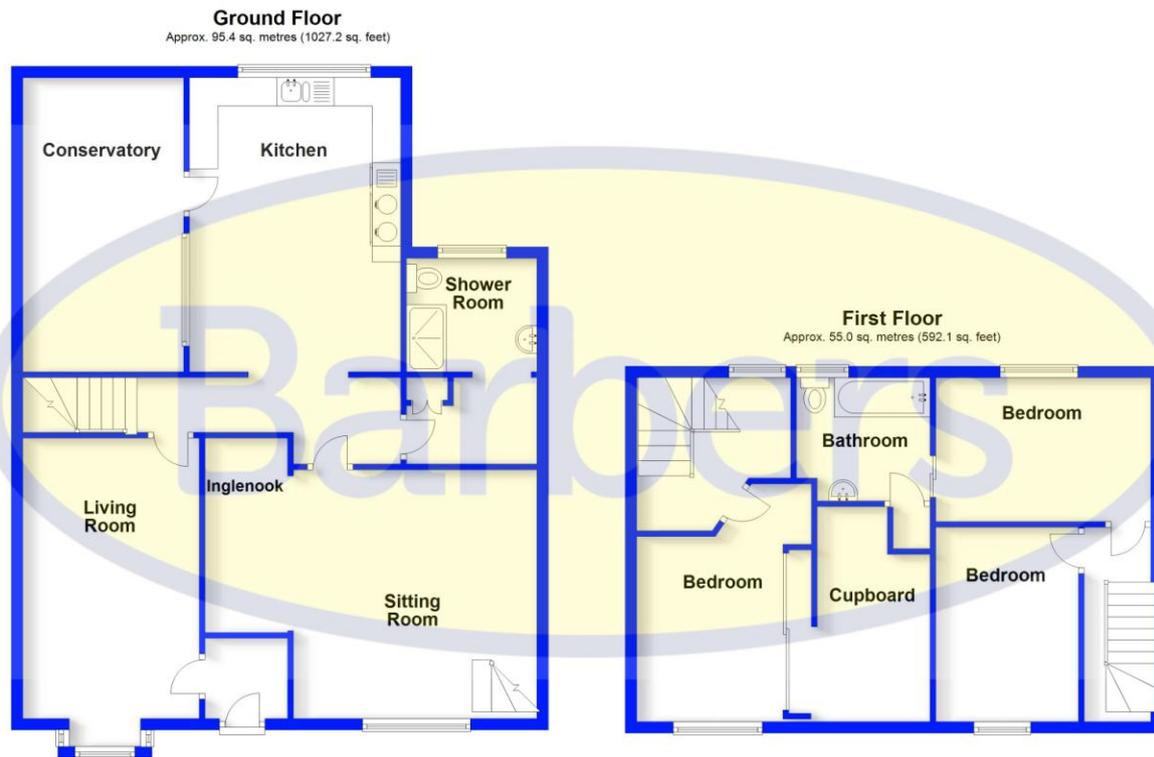
The well presented annex includes an open plan lounge/kitchenette, a ground floor shower room and a large bedroom on the whole of the first floor. This could be a perfect holiday let and provide an additional income or ideal secondary accommodation for family members.



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LOCATION

Wollerton is just over 5 miles from the market town of Market Drayton which offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger towns of Shrewsbury (16 miles), Telford (16 miles) and Newcastle-U-Lyme (20 miles) are all in commutable distance and offer a wider range of amenities, with Birmingham being 48 miles away. The popular village of Hodnet is within 2 miles and offers a thriving junior school, restaurant/pub, medical centre and village stores.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

SERVICES

We are advised that mains electric and water and 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.

HOW TO FIND THE PROPERTY

From Tern Hill roundabout at the junction of the A41 and A53 main roads, head west towards Shrewsbury/Telford. Turn 1st right for Hodnet and then first left in Wollerton into Mill Road. Proceed along Mill Road where you will find the property on the right hand side.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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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 buy, please contact us before viewing the property.