



Helping *you* move



2 Holyrood House, Hodnet,  
Market Drayton,  
Shropshire, TF9 3NR

A Characterful Three Bedroom Period Property  
Situated in the Charming Village of Hodnet

Offers in Region Of  
**£195,000**

## Overview

- Period House Full of Character
- Entrance Hallway
- Lounge
- Kitchen
- Three Bedrooms
- En-Suite, Main Bathroom
- Allocated Parking
- Lovely Village Location
- Offered With No Upward Chain
- Energy Rating F-29



*Being offered with no upward chain, this charming period property is set over three floors and is positioned in the heart of the sought after village of Hodnet. On entry you will find an entrance hallway, lounge with a feature fireplace and a fitted kitchen. Leading onto the first floor you will find two bedrooms and a bathroom whilst the second floor provides a master bedroom with an en-suite shower room. Externally, the property boasts an attractive rear garden that is pebbled and has a shed, all of which are surrounded by a secure fence.*

## ACCOMMODATION

### LOUNGE

3.61m (11'10") x 5.33m (17'6")

### KITCHEN

3.18m (10'5") x 1.91m (6'3")

### BEDROOM TWO

3.73m (12'3") x 3.43m (11'3")

### BEDROOM THREE

1.96m (6'5") x 3.38m (11'1")

### BATHROOM

1.88m (6'2") x 1.98m (6'6")

### MASTER BEDROOM

3.15m (10'4") x 3.61m (11'10")

### EN-SUITE SHOWER ROOM

1.96m (6'5") x 3.07m (10'1")



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## LOCATION

Situated in the village of Hodnet which benefits from a primary school, village store, church and public house. The nearby town of Market Drayton 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, Telford and Newcastle-under-Lyme are all in commutable distance of Hodnet.



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## Directions

From Market Drayton head west on the A53. Cross over the roundabout at the junction with the A41. Take the first turn right and proceed into Hodnet village and shortly after the Bear Inn in the centre of the village the property will be found on the right hand side and can be identified by our for sale board.

## SERVICES

We are advised that mains water, drainage, electricity and electric storage heaters 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

## METHOD OF SALE

For Sale by Private Treaty.

## LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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

**MD28854070521**

## 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!

**Market Drayton Residential Sales**

**Tel: 01630 653641**

**Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



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.