



Helping *you* move



10 Montgomery Way, Hodnet, TF9 3GZ

A beautifully presented Four Bedroom Detached house on this prestigious development in the desirable village of Hodnet - Open Plan Dining Kitchen, Lounge, Family Room, double Garage and far reaching views from the South-facing Garden.

Asking Price

£525,000

Overview

- Stylish Four Bedroom Detached House with Countryside Views from the South Facing Garden
- Light & Spacious Accommodation, Highly Desirable Location
- Entrance Hall, Family Room, Guest WC, Lounge with Bi-folding Doors, Smart Dining Kitchen with Integrated Appliances & French doors
- Principal Bedroom with Dressing Room and En Suite, Three Further Double Bedrooms, Bathroom
- Double Garage, Driveway Parking
- C/Tax Band - E, Energy Rating - B



Brief Description

The front door opens to the wide and welcoming Hallway, with stairs to first floor, access to the Guest WC, and smart porcelain tiled flooring that runs through to the Kitchen and Utility. To your left is the Family Room with glazed French doors leading through the Lounge with Bifold doors out to the rear patio. The Dining Kitchen has an excellent range of flat-fronted units with integrated Zanussi appliances including a fridge freezer, dishwasher and double oven, a peninsular breakfast bar and French doors out to the Garden.

To the first floor, and the Bedrooms are set around the central Galleried Landing with loft access and an airing cupboard housing the hot water tank. The Principal Bedroom Suite offers you a Dressing Room and En Suite Shower Room and benefits from the far-reaching views to the rear of the property. There are three further good-size Bedrooms and the main Bathroom with an over-bath shower.

The South-facing Garden is a super sunny space with a large lawn, two patio seating areas, outside lighting and tap.

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.



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 all mains services are available, with air source heating, solar panels and Argon-filled double glazing adding to the energy efficiency. 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.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.



DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, going straight over Tern Hill roundabout. After 4.5 miles at the Telford roundabout take the third exit to Hodnet. At the mini roundabout turn right on Station Road, left on Montgomery Way and the property is on your right 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.



First Floor



Ground Floor



This Floor Plan is Not to Scale

Please use as a Guideline to Layout only
All Room Sizes and Fixtures/Fittings are approximate and may vary from the actual property



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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