



Helping *you* move



## 33 Highfield Way, Hinstock, TF9 2UF

This is a beautifully presented, modern Detached Four Bedroom House with well-proportioned Living Accommodation and delightful Outside Space - set in a popular Village location and offered to the market with No Upward Chain.

Offers In Region Of  
**£360,000**



## Overview

- Smart, Modern Four Bedroom Detached House
- No Upward Chain
- Entrance Hall, Cloakroom/WC
- Lounge with Log Burner, Dining Room
- Breakfast Kitchen, Utility Room
- Principal Bedroom with En-Suite
- Three Further Bedrooms, Bathroom
- Pretty Gardens to Front and Rear
- Driveway Parking
- EPC Rating – B
- Council Tax Band - F



## Brief Description

To the ground floor is the Entrance Hall, Cloakroom/WC, Living Room with log burning stove set in an inglenook fireplace, Dining Room/Snug which has Patio doors out to the rear Garden, a smart Breakfast Kitchen with central island/breakfast bar, off which is the Utility. The first floor the Principal Bedroom with En Suite Shower Room, Bedroom Four is currently being used as a Home Office, and the Family Bathroom has a smart white suite with over-bath shower.

Externally, to the front of the property is a landscaped, low maintenance Garden with raised beds and a block paved parking area for 2-3 vehicles and the rear Garden is a really lovely entertaining space, with patio, central lawned area and a further patio and timber bar that's a real suntrap for dining alfresco on a summer's evening!

## Location

Situated in the popular village of Hinstock - which is almost equidistant between the Shropshire market towns of Market Drayton and Newport - the village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club.

There are school buses to the various Schools within the catchment area and Market Drayton and Newport both offer a more comprehensive range of shops and amenities. The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance, as are rail and motorway links.



# Your **Local** Property Experts

## 01630 653641



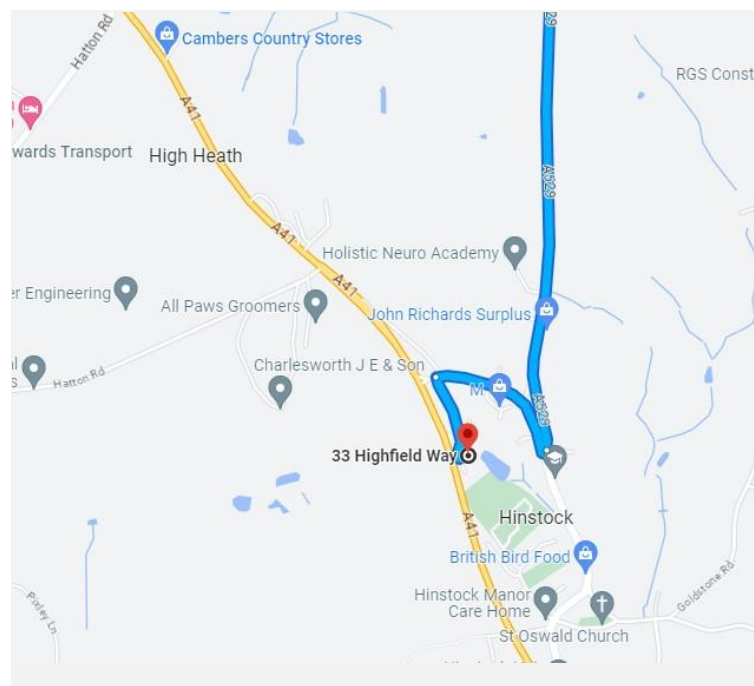
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services and gas central heating 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002.

**TENURE:** We are advised that the property is Freehold



**DIRECTIONS:** From Market Drayton take the A529 to Hinstock until you come to the mini-roundabout in the heart of the village. Here, take the third exit onto Chester Road so that the Village Hall will then be on your left. Turn left on Highfield Way and keep right and you'll see the property on your left hand side.

**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.



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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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
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