



Helping *you* move



## 7 Damson Way, Hinstock, TF9 2UG

A nicely presented Four Bedroom Detached House on this popular development to the edge of Hinstock village that offers you a spacious Dining Kitchen, Principal Bedroom with En Suite, Integral Garage and enclosed rear Garden - with the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of  
**£350,000**

## Overview

- Modern Detached Four Bedroom House with No Upward Chain
- Entrance Hall, Cloaks/WC, Utility,
- Spacious Lounge, Smart Open Plan Dining Kitchen
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom with Bath & Shower
- Landscaped Rear Garden with Lawn and Patio Entertaining Area
- Integral Garage, Block Paved Driveway for 2-3 Cars
- Council Tax Band – E
- Energy Rating - C



## Brief Description

The property has a smart frontage, with a small lawned garden and a block paved driveway giving you Parking for 2-3 cars , an integral Garage and an endosed rear Garden with central lawn, patio a central raised bed.

The front door opens to a light and welcoming Hallway with stairs to the first floor and the Cloaks/WC. There's a generous Lounge with a box bay window and spacious Dining Kitchen with a good range of flat fronted units with integrated fridge freezer, dish washer, oven, hob with extractor fan over, a Dining Area with French doors out to the rear Garden and the Utility. To the first floor, the Principal Bedroom has a wall of built-in mirrored wardrobes and a smart, modern En Suite. There are three further Double Bedrooms and the Family Bathroom which has a tiled floor and benefits from having both a bath and separate shower.

## Location

Situated to the edge of 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  
Tel: 0345 678 9002

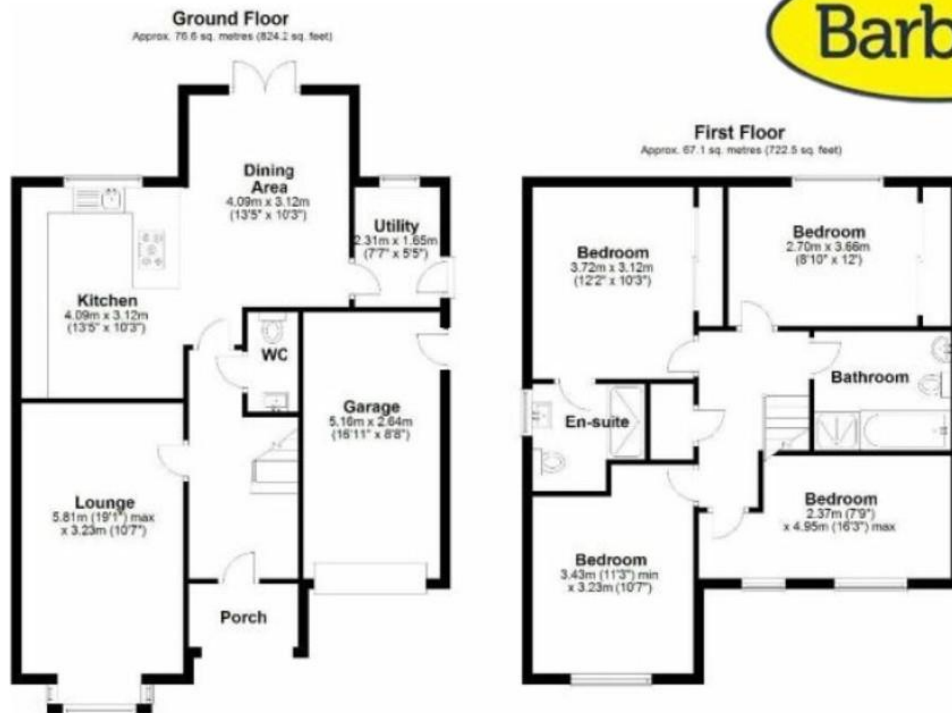
**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road and follow the road through Hinstock. The entrance to Damson Way is on your left, just before the junction with the A41. Turn into Damson Way and then bear left where you'll see the property on your left which can be identified by our For Sale sign.

**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.



Total area: approx. 143.7 sq. metres (1546.8 sq. feet)

Floor Plan - Not to Scale  
Please use as a Guideline Only



## 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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