



Helping *you* move



## Hatton Road, Hinstock, TF9 2TU

A Detached Two Bedroom Bungalow set on a generous plot of approximately 0.94 acres giving you a Large Garden, Paddock and Outbuildings - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£500,000**

## Overview

- Two Bedroom Detached Bungalow on 0.94 Acre Plot
- No Upward Chain
- Entrance Hall, Lounge, Snug, Kitchen, Two Double Bedrooms, Bathroom
- Garage/Utility, Timber Kennels, Container Storage, Large Garden, Paddock, Off Road Parking
- Requires Some Updating Throughout
- Council Tax Band – D
- Energy Rating - F



## Brief Description

The Hallway has a parquet floor, and to your left is a spacious Lounge light flooding in through the windows to three sides and an open fire set in a tiled fireplace. There's a Snug/Dining Room with an open fire and a quarry tiled floor that runs through to the Kitchen, which leads to the Garage which has been set up as a Utility and Workshop area. There's two storage cupboards and a further door out to the lean-to Conservatory. Completing the accommodation are two Double Bedrooms with built-in wardrobes, and the family Bathroom.

Externally, the property has a second Driveway which leads round to the rear of the property, giving you Parking for several vehicles. There's a large timber shed/kennels with light and power, a container for storage, two further sheds and a gate in the post and rail fence opens to the Paddock which is surrounded by mature trees.

## Location

Situated in a rural location, approximately 1.3 miles from 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, school buses to the various schools within the catchment area, Village Hall, Village Store with Post Office as well as a Pub/Restaurant and local sports facilities.

Market Drayton and Newport both offer a more comprehensive range of amenities, and the larger towns of Chester, Shrewsbury and Telford are within commutable distance.



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 mains water and electricity services are available, with septic tank drainage and oil fired central heating. 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

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

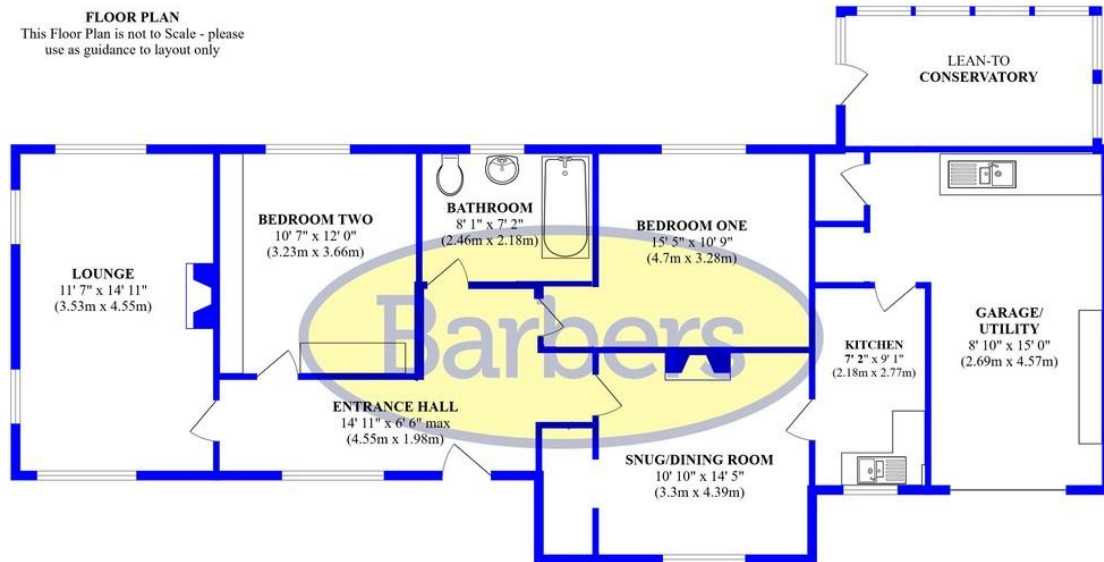


**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road and after 3.5 miles bear right on Mill Green. At the crossroads with the A41, proceed with care straight across onto Hatton Road and just after Edwards Transport, turn right and the property is the first one on your right.

**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.

**FLOOR PLAN**  
This Floor Plan is not to Scale - please use as guidance to layout only



Talsi, Hatton Road, Hinstock TF9 2TU

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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