



Helping *you* move



## 22 Sandbrook Close, Hinstock, TF9 2UD

Offered to the market with No Upward Chain is a 50% Share Ownership of this nicely presented Three Bedroom Mid-Terraced House with Dining Kitchen, Principal Bedroom with En Suite, rear Garden and Allocated Parking.

Offers In Region Of  
**£97,500**

## Overview

- Three Bedroom Mid-Terraced House
- No Upward Chain; **50% Shared Ownership Available**
- Hallway, Guest WC, Breakfast Kitchen, Dining Lounge with French Doors to Garden
- Principal Bedroom with En Suite Bathroom, Two Further Bedrooms, Bathroom
- Rear Garden, Allocated Parking Space to Front
- Council Tax Band - B, Energy Rating - TBC



## Brief Description

The accommodation to the ground floor includes the Entrance Hall with stairs to the first floor, Guest WC, a Breakfast Kitchen has a good range of kitchen units with integrated oven with hob and extractor fan over, and space for your washing machine, tumble dryer, tall fridge freezer and kitchen table, and a Dining Lounge with useful understairs cupboard and French doors out to the rear Garden. To the first floor is the Gallery Landing which has loft access and a large over stairs airing cupboard housing the hot water tank. The Principal Bedroom has a double built-in wardrobe and En Suite Shower Room, with two further Bedrooms and the main Bathroom with bath, WC., and wash hand basin.

Externally, the allocated Parking space is to the front of the property where a ramped path leads through a gravelled forecourt Garden to the front door. To the rear of the property is a nicely landscaped enclosed Garden with paved patio areas, lawn, flower bed and garden shed.

## 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.

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



**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 electric, water and drainage are available with electric 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  
Tel: 0345 678 9002

**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



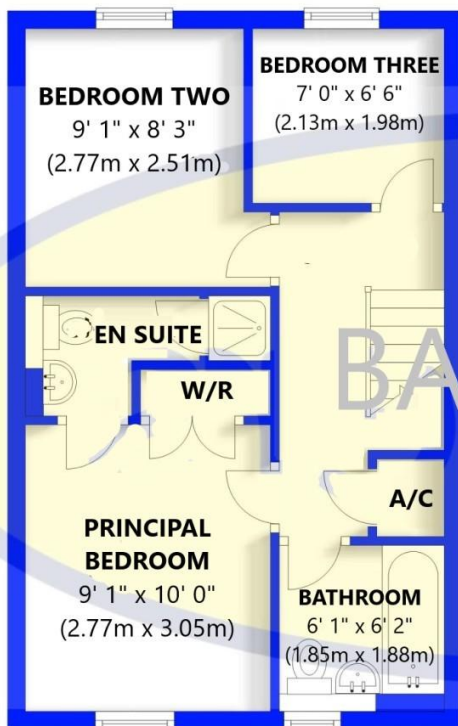
**DIRECTIONS:** From Market Drayton take the A529 through Hinstock, passing the school on your left and down the hill, on turning right on Manor Farm Drive taking the 3rd right on Sandbrook Close - follow the close round to the right and the property is in a small cul-de-sac and can be identified by 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.

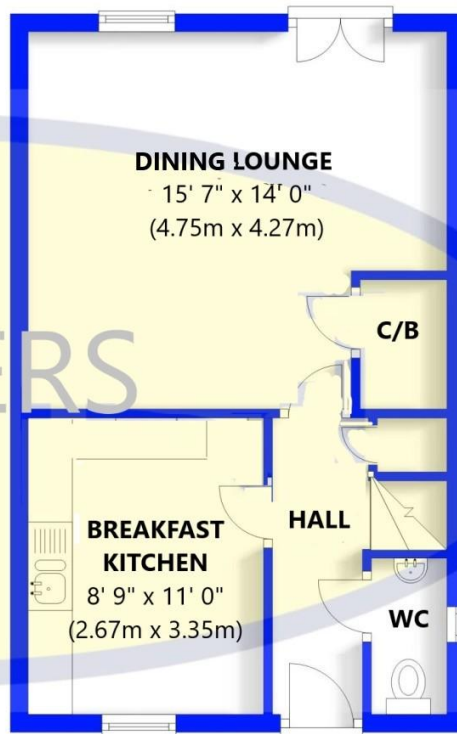
## First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



## Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



**Total area: approx. 73.1 sq. metres (786.9 sq. feet)**

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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.

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