



Helping *you* move



Fair View, Wood Lane, Hinstock, TF9 2TA

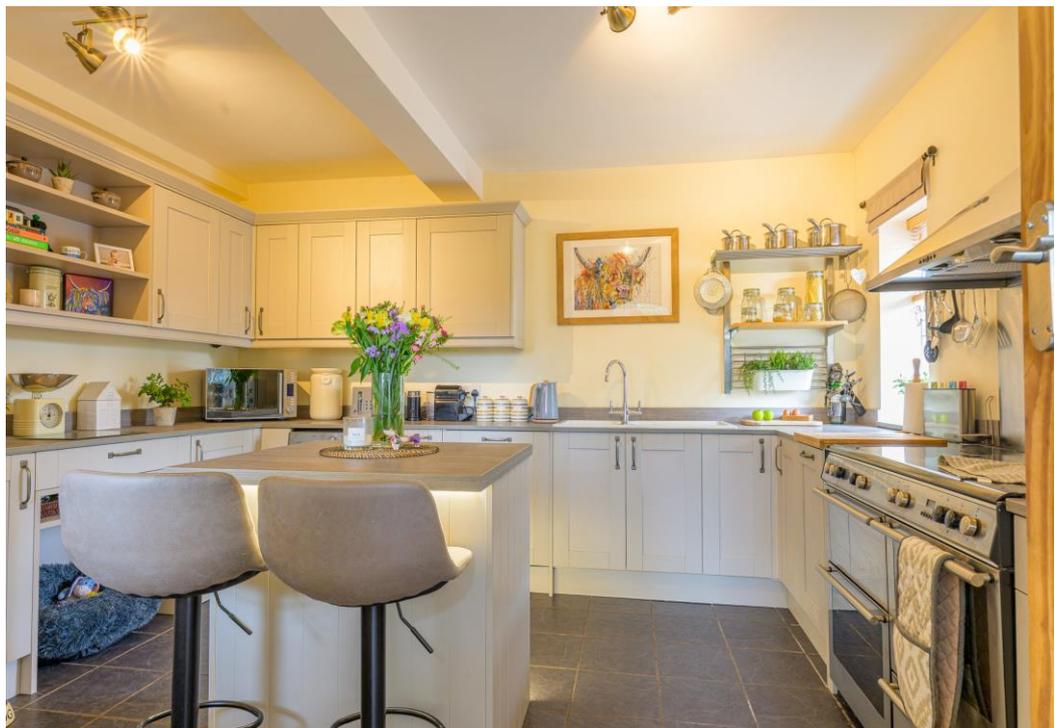
This delightful home in the heart of Hinstock is a wonderful example of a quirky cottage. Set behind a well screened and generous front garden, it offers a warm welcome and plenty of character throughout. The accommodation is both stylish and spacious with a lovely Kitchen Breakfast Room fitted with high quality modern units and a range cooker.

Offers in the Region of
£375,000

Fair View, Wood Lane, Hinstock, TF9 2TA

Overview

- Delightful Country Cottage
- Three Bedrooms
- Lovely, Popular Village Location
- Kitchen Breakfast Room
- Dining Room, Sitting Room
- Luxury Bathroom
- Ground Floor W.C.
- Detached Double Garage
- Car Port Area
- Lawned Gardens with Decking Area
- Council Tax Band D
- EPC Rating – E



BRIEF DESCRIPTION

Everyone loves a quirky cottage, and this delightful home in the heart of Hinstock is a wonderful example. Set behind a well screened and generous front garden, it offers a warm welcome and plenty of character throughout.

The accommodation is both stylish and spacious, comprising an Entrance Hall and Boot Room with a handy W.C, a lovely Kitchen Breakfast Room fitted with high quality modern units and a range cooker, and an Inner Hall with a beautiful feature staircase. This leads to an elevated, characterful Lounge and a spacious Dining Room, perfect for family gatherings or cosy evenings in.

LOCATION

Hinstock is a popular village with facilities including a post office/shop, church, pub and primary school. The property is approximately 4 miles South of Market Drayton and 7 miles North of Newport - a busy market town with a range of shops, boutiques, cafes, pubs and Victorian Indoor market. The property is within easy reach of the A41 which gives you good road access to Telford, Stafford, Shrewsbury, Cannock and Wolverhampton. The rail connections from Stafford and Telford bring Manchester and Birmingham into commutable distance – and there's a regular non-stop service (average journey time 1 hr 19 minutes) from Stafford to London Euston.



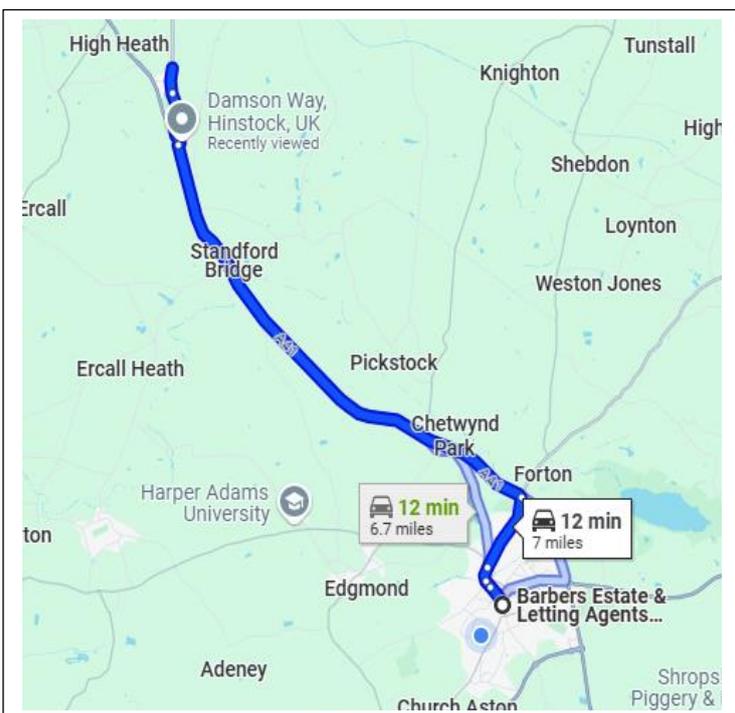
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that the property has mains electricity, drainage, water and oil fired 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

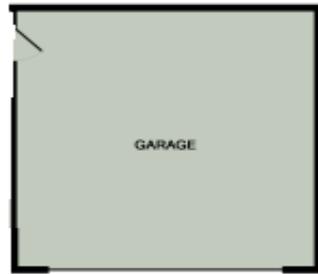
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Newport take the A41/Chester Road towards Whitchurch. On reaching Hinstock, turn right and carry along this road, past Hinstock Village Store, at the mini roundabout by the Memorial, head right towards Market Drayton. The property will be located a little way along on the left hand side just before The Falcon Public House.

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.

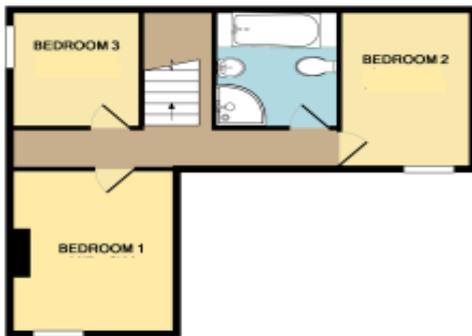
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. 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. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



GROUND FLOOR
APPROX. FLOOR
AREA 1033 SQ.FT.
(95.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1452 SQ.FT. (134.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix (2017)



1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

- Enclosed Porch Hallway: 10' 0" x 4' 6" (3.05m x 1.37m)
- Kitchen Breakfast Room: 13' 6" x 12' 3" (4.11m x 3.73m)
- Dining Room: 11' 10" x 8' 6" (3.61m x 2.59m)
- Sitting Room: 15' 9" x 11' 8" (4.8m x 3.56m)
- Bedroom One: 11' 9" x 10' 0" (3.58m x 3.05m)
- Bedroom Two: 9' 1" x 8' 9" (2.77m x 2.67m)
- Bedroom Three: 12' 0" x 8' 0" (3.66m x 2.44m)
- Luxury Bathroom: 9' 0" x 7' 7" (2.74m x 2.31m)
- Detached Double Garage: 18' 6" x 18' 5" (5.64m x 5.61m)
- Car Port Area: 23' 8" x 10' 0" (7.21m x 3.05m)



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: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk

Barbers

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.