



Helping *you* move



3 Roman Way, Hinstock, TF9 2SL

A well presented and Extended Four Bedroom Detached Family Home, which is beautifully positioned on a corner plot within a well established development in the charming village of Hinstock. The village offers a range of amenities and the A41 is easily accessible, making it ideal for commuters.

Offers in the Region of
£400,000

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Overview

- An Extended Detached Family Home
- Lovely Village Location
- Four Bedrooms
- Two En-Suites
- Kitchen, Dining Living Area
- Lounge, Fully Fitted Office
- Family Bathroom
- Integral Garage
- Driveway and Lawned Rear Garden with Patio
- Council Tax Band E
- EPC Rating – E



BRIEF DESCRIPTION

An attractively presented and extended Detached Family Home, beautifully positioned on a desirable corner plot within a well-established development in the charming village of Hinstock. The village offers a range of amenities, and the A41 is easily accessible, making it ideal for commuters. The property provides spacious and versatile family accommodation, comprising an inviting Entrance Hall, a Cloakroom with WC, a generous Lounge, and a large Office/Study (formerly the Dining Room). At the heart of the home is a stunning Open Plan Kitchen, Living, and Dining area, perfect for modern family living and entertaining.

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 all mains services 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/>

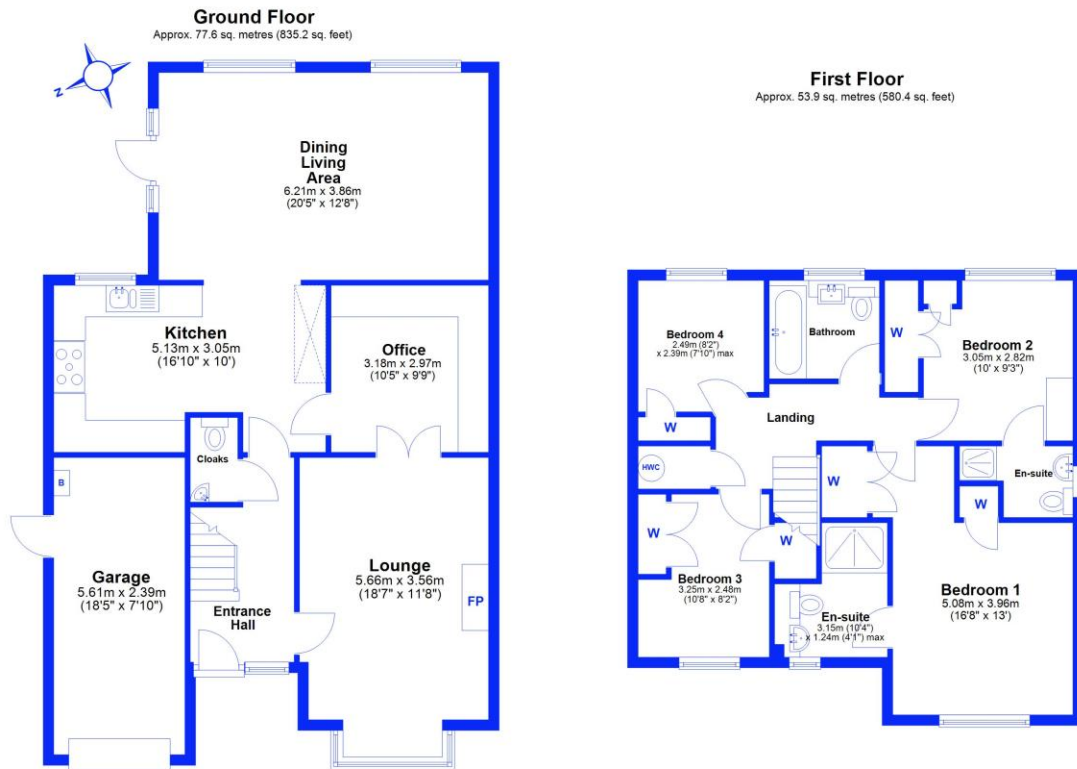
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Newport take the A41 North, when getting to Hinstock turn right into the village and proceed to the mini island. Take the first exit passing the village hall and Roman way is the first on the left. The property will be identified by our For Sale Board.

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.



Total area: approx. 131.5 sq. metres (1415.6 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

3 Roman Way, Hinstock, Market Drayton



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

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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.