

FOR SALE

Pixley View Newport Road, Hinstock, Nr Market Drayton, Shropshire, TF9 2TL

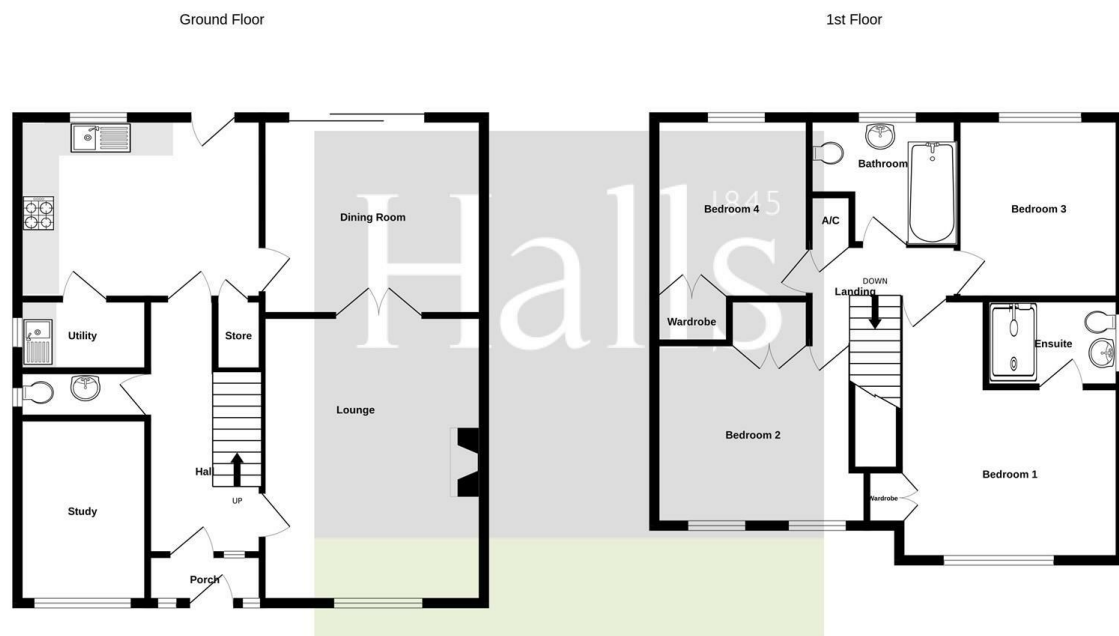


FOR SALE

Offers In The Region Of £475,000

Pixley View Newport Road, Hinstock, Nr Market Drayton, Shropshire, TF9 2TL

Pixley View is a wonderful and spacious detached family home. It is located in the popular village of Hinstock which is well positioned for Newport or Market Drayton. The property briefly comprises porch, hall, lounge, dining room, study, breakfast kitchen, utility & cloaks with W.C. There are 4 double bedrooms, 2 bathrooms, new oil fired central heating system & double garages. There are large gardens, parking for many cars and a double garage. There is NO CHAIN!

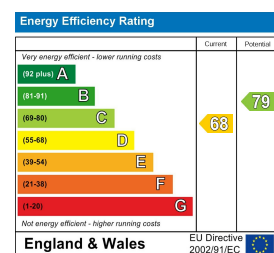


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix 62023

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663 230

Whitchurch Sales  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
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Newport 6 miles, Market Drayton 6 miles, Whitchurch 16 miles & Telford 16 miles. All distances are approximate.



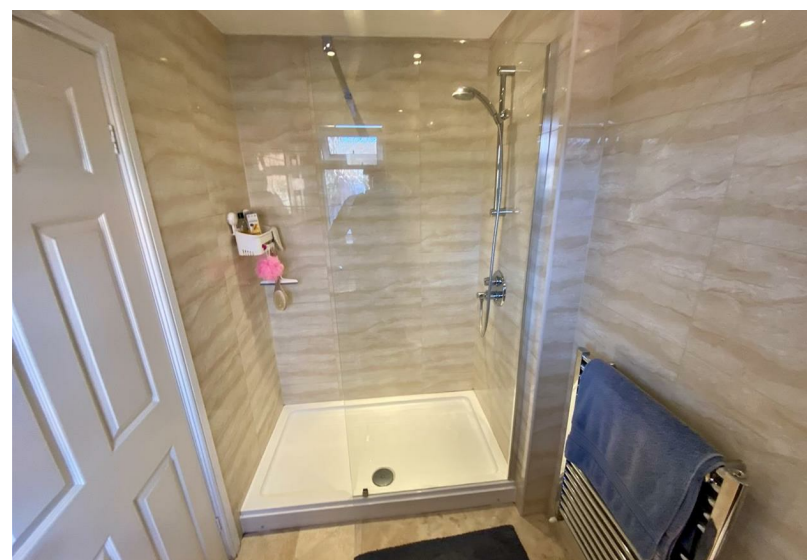
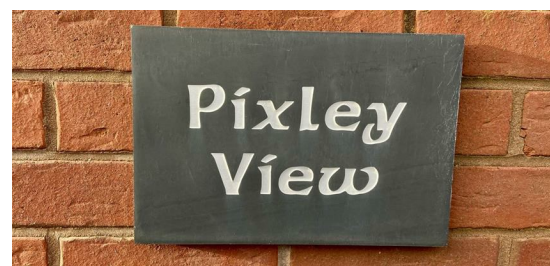
3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious Detached Family Home, No Chain
- Hall, Living Room, Dining Room, Study
- Breakfast Kitchen, Utility & Cloaks
- Oil C.H & D.G Windows, No Upward Chain
- Drive for many Cars, Double Garage
- Large Gardens to the Front & Rear
- 4 Double Bedrooms, 2 Bathrooms
- Village Location & Excellent Road Access

### Brief Description

The accommodation comprises entrance porch, reception hall with cloaks & W.C. There is a living room, dining room and study. Also to the ground floor is a breakfast kitchen and utility room. To the 1st floor is a master bedroom with new en suite shower room. There are 3 further double bedrooms and a new family bathroom. The property has in the past few years had a new oil fired boiler and oil tank and the house has double glazed windows.

To the front of the house is a drive with turning area and low maintenance gardens. The drive continues down the side of the house to the double garage. To the rear are large gardens with lawns, flower borders and patio.

### Accommodation Comprises

Front entrance door opens into a front porch with door and windows into the reception hall which has a tiled floor and radiator.

### Cloakroom

White suite comprising low flush W.C, wash hand basin, window and tiled floor.

### Living Room

16'1 x 12'9 (4.90m x 3.89m)  
Feature fire place, double glazed windows to the front and side, wood laminate flooring, radiator and double doors through to the

### Dining Room

12'9 x 10'6 (3.89m x 3.20m)  
Wood laminate flooring, radiator and door through to the kitchen. There are double glazed sliding patio doors to the rear garden.

### Study/ Family Room

8'1 x 7'6 (2.46m x 2.29m)  
Window to the front and radiator.

### Breakfast Kitchen

Range of base and wall mounted units, work top surfaces, drainer sink unit and integrated fridge and dishwasher. There is an electric hob and oven, windows and door to the rear garden and a door to the

### Utility Room

7'6 x 4'2 (2.29m x 1.27m)  
Base unit with drainer sink unit, space and plumbing for washing machine and window to the side.

### 1st Floor Landing

Stairs ascend from the hall to the 1st floor landing with an airing cupboard.

### Bedroom One (front)

16'3 max x 12'4 (4.95m max x 3.76m)  
Window to the front with a pleasant outlook, built in wardrobe and door to the

### En Suite

Modern white suite comprising large shower enclosure, wash hand basin, Low flush W.C, towel radiator and window to the side.

### Bedroom Two (front)

12'2 max x 10'8 (3.71m max x 3.25m)  
Windows to the front with pleasant outlook, built in wardrobe and a radiator.

### Bedroom Three (rear)

10'6 x 9'5 (3.20m x 2.87m)  
Window with view over the back gardens and there is also a built in wardrobe.

### Bedroom Four (rear)

10'5 x 8'8 (3.18m x 2.64m)  
Windows overlooking the rear garden, radiator and built in wardrobe.

### Bathroom

Modern white suite comprising panelled bath, low flush W.C, wash hand basin and towel radiator. There is a tiled floor and window.

### Outside

The property is accessed from the road up to the drive which is suitable for many cars. The front garden has been designed to be low maintenance and there is a turning area on the gravelled area. The drive continues down the side of the house where there is further parking and access to the detached double garage.

The large rear garden can be accessed from the drive or the house and comprises large lawned area, flower borders and space for a kitchen garden towards the bottom of the garden.

### Garage

17'8 x 17'4 (5.38m x 5.28m)  
Remote controlled power up & over door, power and lighting.

### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com) WH1434 260224

### Directions

From Newport drive North on the A41 and turn right into Hinstock and follow the road for approx. 500 metres and Pixley View is located on the left hand side of the road.

What 3 Words: bystander.down.halt

### Council Tax - Shropshire

The current Council Tax Band is 'E'. The cost for 2023 / 24 is £2,528. For clarification of these figures please contact Shropshire Council on 0345 6789002.

### Services

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

### Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.