Barbers

Helping *you* move









24 Damson Way, Hinstock, TF9 2UG

This lovely Three-Bedroom Detached House oozes kerb appeal with it's double-fronted aspect, and it's light-filled interior is beautifully presented throughout. With a spacious Lounge, Dining Kitchen and Principal Bedroom with En Suite, this gorgeous property could soon be your new home!

Offers In Region Of

£325,000

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Overview

- Three-Bedroom Detached House on a generous Corner Plot
- Beautifully Presented Throughout
- Entrance Hall, Guest WC, Utility
- Spacious Lounge, Dining Kitchen with French Doors to Garden
- Principal Bedroom with En Suite, Family Bathroom
- Enclosed Rear Garden, Garage, Driveway Parking
- Highly Popular Edge of Village Location
- Council Tax Band - C, Energy Rating - C



Brief Description

The ground floor comprises a welcoming entrance hallway with cloakroom/WC, a spacious lounge, and an open-plan dining kitchen with French doors opening onto the rear garden, creating an ideal space for everyday living and entertaining. A separate utility room offers additional convenience and includes a useful built-in storage cupboard.

To the first floor, the landing leads to a generous principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

Externally, the property benefits from a fully enclosed rear garden, perfect for families and outdoor enjoyment, together with a detached single garage and driveway parking

Location

Situated in the popular village of Hinstock - which is almost equidistant between Market Drayton and Newport. The village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store, community owned Pub, tennis & basketball courts, playground, and a football field.

There are school buses to the various Schools within the catchment area and 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.



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

SERVICES: We are advised that mains water, drainage and electricity services are available with LPG 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.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendor's solicitor.











DIRECTIONS: Leave Market Drayton on the A529 to Hinstock and continue into the village. At the mini island carry on straight on and pass the village school on the left hand side. Continue straight on this road and turn left into Damson Way and then right where you will then find the property on the left hand side.

INDEPENDENT MORTGAGE ADVICE: 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. When you make an offer, MoveButler will contact you and they cost £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

AI PHOTOGRAPHS: We may use AI to enhance the clarity and colours of photographs.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All Measurements and the placement of Fixtures and Fittings are approximate





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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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 but, please contact us before viewing the property.