



Helping *you* move



1 Highfield Way, Hinstock, TF9 2UF

Set to the edge of the popular village of Hinstock is this beautifully presented Four Bedroom Detached House with spacious Living Accommodation including a stylish Breakfast Kitchen and a Principal Bedroom with En Suite.

Offers In Region Of
£355,000

Overview

- Four Bedroom Detached House in a Highly Popular Village Location
- Beautifully Presented Throughout
- Entrance Hall, Guest WC, Modern Breakfast Kitchen, Utility
- Spacious Lounge, Separate Dining Room
- Principal Bedroom with En Suite, Family Shower Room
- Three Further Double Bedrooms
- Enclosed Rear Garden with Patio, Driveway Parking
- Council Tax Band - E, Energy Rating - B



Brief Description

To the ground floor, the welcoming Entrance Hall gives access to the Guest WC and leads through to the spacious Lounge, a bright and comfortable room featuring a log burner and double doors opening into the Dining Room. From here, French doors flow out to the rear Garden, and the Dining Room also connects to the stylish Breakfast Kitchen, fitted with a central island and integrated appliances including a fridge, freezer, dishwasher and single oven with hob and extractor. Completing the ground floor is a practical Utility Room.

Upstairs, the Principal Bedroom benefits from a modern En Suite Shower Room, and the three further Double Bedrooms are served by the contemporary Family Shower Room.

Externally, the property makes a strong first impression with its block- paved Driveway providing parking for three cars. To the rear, the good- size enclosed Garden has a patio area ideal for outdoor dining.

Location

Situated in 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.

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.



Your Local Property Experts

01630 653641



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 all mains services and gas 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.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

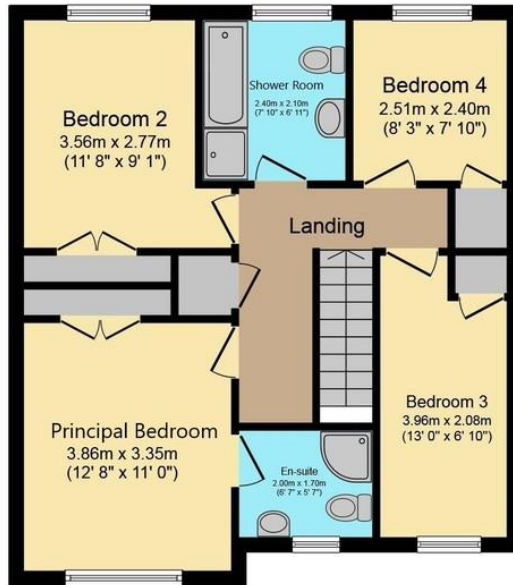
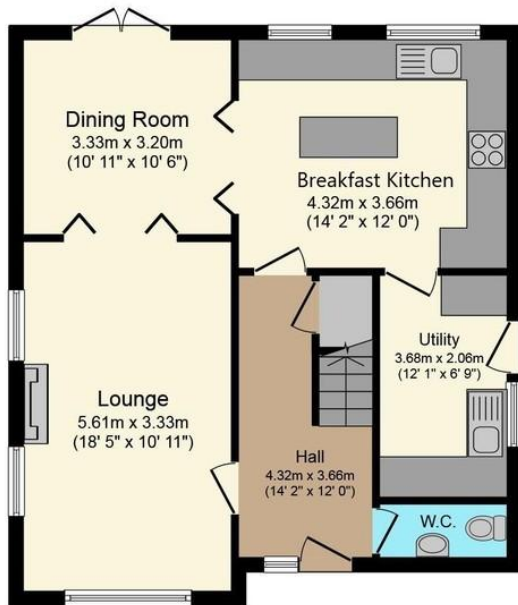
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A529 to Hinstock and at the mini-roundabout in the village turn right in front of the village hall, then left on Highfield Way where this property is the first one on your left 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.



Ground Floor

First Floor

Barbers Estate Agents

This Floor Plan is Not to Scale

Total floor area 133.0 sq.m. (1,431.6 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. 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 buy, please contact us before viewing the property.