Barbers

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Fair View Wood Lane, Hinstock, TF9 2TA

A beautifully presented Three Bedroom Detached Cottage in the heart of Hinstock Village, with a stylish Breakfast Kitchen, Open Plan Lounge & Dining Room, Garden, Double Garage and Car Port.

Offers In Region Of

£325,000

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Overview

Three-Bedroom Detached Character Cottage

- Heart of Village Location
- Front Porch, Breakfast Kitchen, Guest WC, Inner Hall, generous Dining Room with panelled wall
- Living Room with Log Burner & French doors
- Three Bedrooms, one presented as a Home Office, Bathroom
- Generous Garden, Double Garage, Driveway Parking
- Council Tax Band - D, Energy Rating - E



Brief Description

There's a really useful Porch/Boot Room with a Guest WC that leads into the heart of the property - a warm and welcoming Breakfast Kitchen, fitted with quality contemporary units and a traditional range-style cooker, creating an inviting space for everyday living and entertaining. The Dining Room features oak flooring and a striking panelled wall, while the cosy Lounge enjoys a log burner, feature brick surround and French doors opening onto the Garden. Upstairs, three well-proportioned Bedrooms are served by an elegant family Bathroom with a freestanding bath and separate corner shower.

Outside, the property benefits from mature Gardens, excellent privacy, a larger-than-average Double Garage, Carport and ample off-road Parking, providing exceptional convenience alongside its undeniable character and appeal.

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 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.

LOCAL AUTHORITY: Shropshire Council. Tel: 0345 678 9002

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









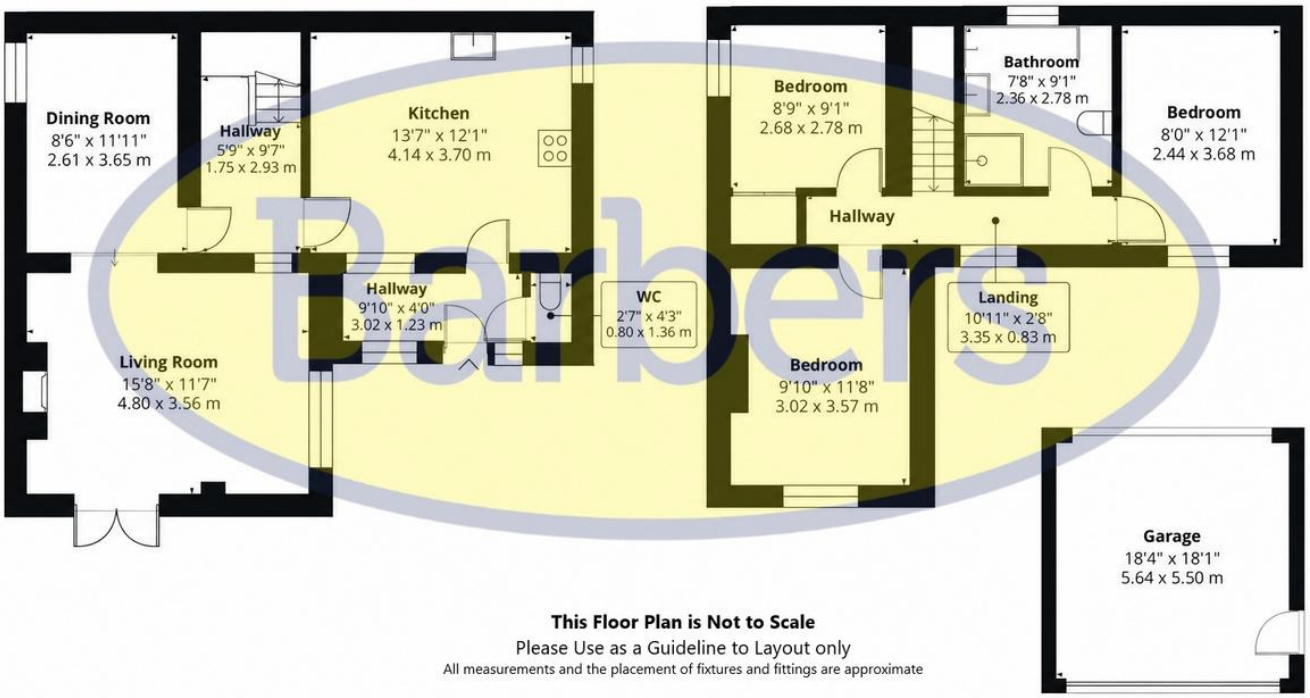


DIRECTIONS: From Market Drayton take the A529 to Hinstock. Just after the Falcon Inn you'll see the property on the right which can be identified by our For Sale sign, The Garage and Parking to your left - please park in front of the Garage and cross the road to the property.

INDEPENDENT MORTGAGE ADVICE: To ensure you have the most up-to-date mortgage advice, 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.