



Helping *you* move



27 Sandbrook Close, Hinstock, TF9 2UD

A substantial Five-Bedroom Detached House, offered with No Upward Chain. Arranged over three floors and boasting impressive Open-Plan Living Space, two En Suite Bedrooms and a Detached Double Garage.

Offers In Excess Of
£450,000

Overview

- Five Bedroom, Three Storey Detached House
- No Upward Chain
- Entrance Hall, WC, Study/Snug
- Generous Lounge, Dining Room & Breakfast Kitchen
- Principal & Guest Bedrooms with En Suites, Three Further Bedrooms, Bathroom
- Landscaped Rear Garden, Double Garage plus Driveway Parking
- Council Tax Band E
- Energy Rating - C



Brief Description

The property makes an excellent first impression, with an attractive front Garden with picket fencing, a wide Driveway providing ample Parking and a Double Garage. Inside, off the Hallway is the guest WC, the Snug/Study and the spacious Lounge that opens into the Dining Room which has patio doors to the Garden. The Breakfast Kitchen has a good range of units, breakfast bar, integrated double oven and hob, with French doors opening onto the garden.

To the first floor are the Principal and Guest Bedrooms - both benefitting from built-in wardrobes and En Suites - alongside Bedroom Five. The second floor offers two further generous Double Bedrooms, each with walk-in wardrobes, and the Family Bathroom.

To the rear of the property is a private, landscaped Garden with lawn a timber deck, and mature borders - and this lovely property is conveniently close to a footpath to the heart of Hinstock village.

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 gas 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. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council

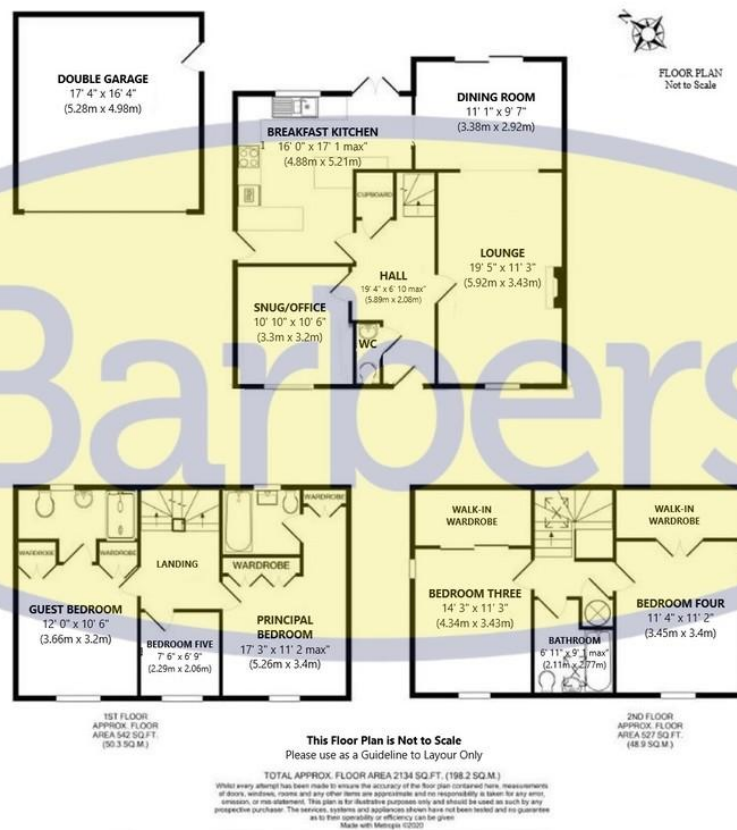
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A529 to Hinstock and travel through the village keeping the school and then the church to your left. Just before the care home turn right on Manor Farm Drive, stay on Manor Farm Drive and then second right on Sandbrook Close where the property is at the end of the cul-de-sac 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



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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.