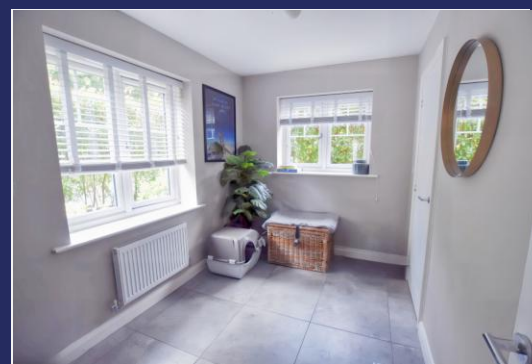




Helping *you* move



2 Damson Way, Hinstock, TF9 2UG

An impressive Four Bedroom Family Home with a stylish Open Plan Dining Kitchen with Bi-Fold Doors, Lounge, Principal Bedroom with En Suite and Double Garage.

Offers In Excess Of
£450,000

Overview

- Four Bedroom, Three Bathroom Family House
- Entrance Hall, Guest WC, Home Office, Dual Aspect Lounge with French Doors
- Open Plan Kitchen/Dining/Family Room with Bi-Fold Doors
- Principal and Guest Bedrooms with En Suites, Two Further Bedrooms, Bathroom
- Double Garage, Driveway Parking, Enclosed Rear Garden with Patio
- Council Tax Band – F, Energy Rating - C



Brief Description

The welcoming entrance hall leads to a guest WC, a well-proportioned home office, and a dual-aspect lounge featuring French doors that open directly to the garden. The heart of the home is the expansive open-plan kitchen/dining/family room, flooded with natural light and fitted with integrated appliances including a double oven, hob with extractor, fridge, freezer, and dishwasher. Bi-folding doors create a seamless connection to the outdoors, and a discreet laundry cupboard adds everyday practicality.

Upstairs, both the principal bedroom and guest bedroom benefit from stylish en-suite facilities, complemented by two further double bedrooms and a modern family bathroom.

The enclosed rear garden offers a generous lawn and a smart paved patio, ideal for alfresco dining and outdoor entertaining, making this an exceptional home for families seeking space and versatility.

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.



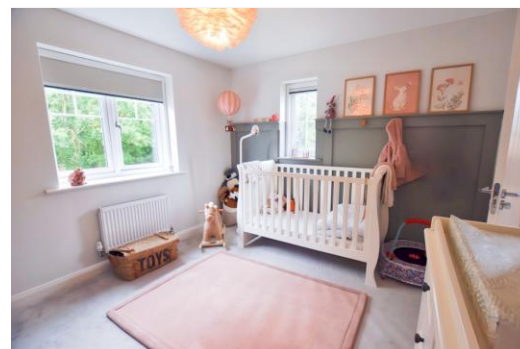
Useful Information

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 LPG 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

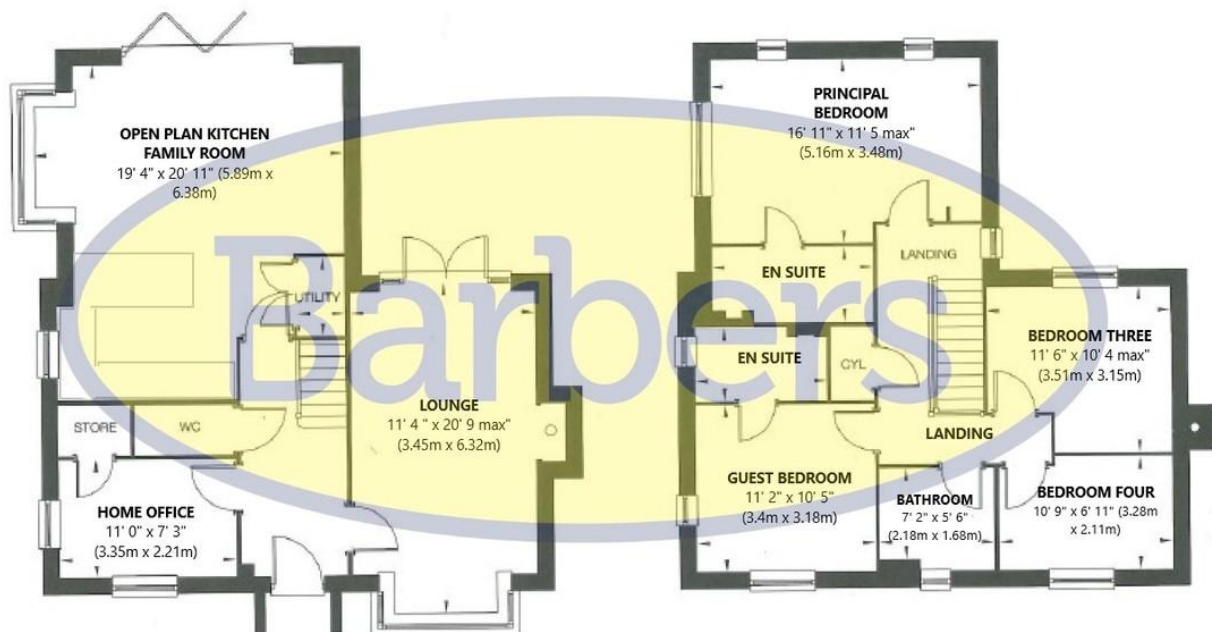
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A529 to Hinstock and follow the road through the village and, just before it joins the A41, turn left on Damson Way where the property is on your right 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.



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**

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.

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

