



Helping *you* move



6 The Chestnuts, nr Hinstock, TF9 2SX

Offered with No Upward Chain is this spacious, extended, Three-Bedroom Two-Bathroom Semi-Detached House with two Reception Rooms, a generous Rear Garden and Driveway Parking for 2-3 cars.

Offers In Region Of
£245,000

6 The Chestnuts

Nr Hinstock, TF9 2SX

Helping *you* move

Overview

- Three Bedroom, Two Bathroom Semi-Detached House
- No Upward Chain
- Entrance Hall, Ground Floor Bathroom, spacious Lounge with French doors, Dining Room, Kitchen, Utility
- Two Double and one generous Single Bedrooms, Large Bathroom, Landing/Office Space
- Front & Rear Gardens, Driveway Parking
- Council Tax Band - B, Energy Rating D



Brief Description

The property has been thoughtfully extended to provide generous and versatile living accommodation throughout. The ground floor comprises an inviting entrance hall, a bathroom fitted with a shower over the bath, a spacious lounge with French doors opening onto the rear garden, a separate dining room, fitted kitchen with a built-in dishwasher, and a useful utility room.

To the first floor are three well-proportioned bedrooms, together with a spacious family bathroom featuring a shower over the bath. A flexible space is positioned off the landing, providing an ideal space for home working or hobbies – and could potentially be created into a nursery or home office.

Externally, the property benefits from off-road parking to the front, while to the rear is a good-sized enclosed garden offering a private outdoor space.

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,



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 oil-fired 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

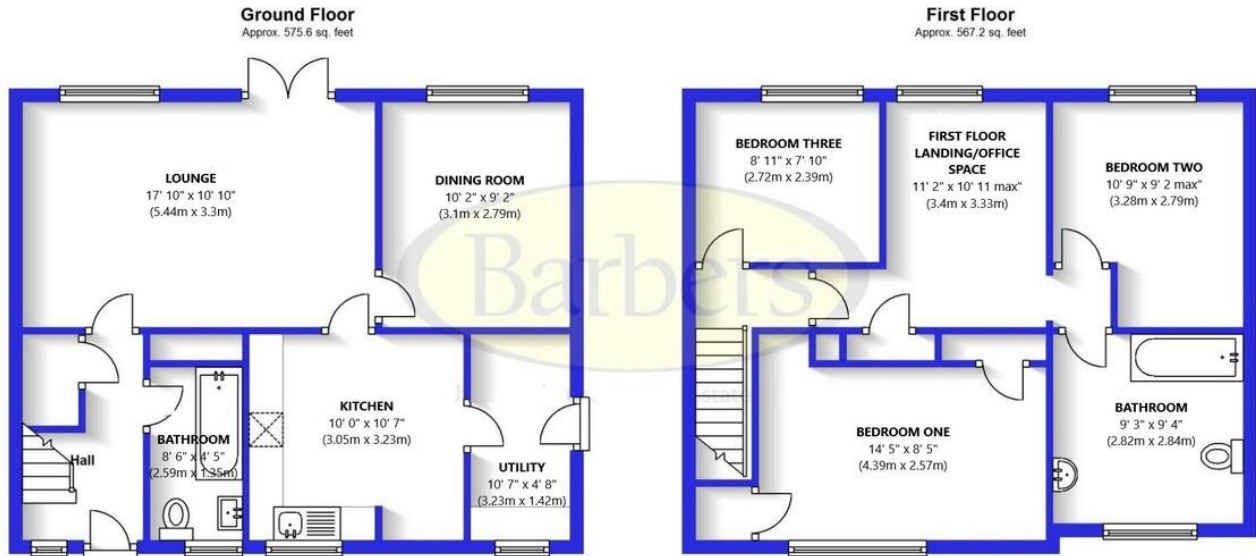
TENURE: We are advised that the property is Freehold, and this will be confirmed by your solicitor.



DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 5.3 miles turn right on Mill Green. At the junction with the A41 turn left and then, after turn right on Hatton Road and first left on The Chestnuts where the property will be 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

Total area: approx. 1142.8 sq. feet



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.

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