



Helping *you* move



Chilcote, Hinstock, TF9 2TA

A light and spacious Four Bedroom Detached House in the heart of Hinstock Village, with an Open Plan Dining Kitchen, Principal Bedroom with En Suite, Double Garage and Driveway Parking.

Offers In Excess Of
£550,000

Overview

- A Beautifully Presented Four Bedroom Detached House
- Detached Garage, Enclosed Garden
- Hallway, spacious Lounge with French Doors, Open Plan Dining Kitchen, Utility, Shower Room
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom
- Countryside Views to the Rear, Heart of Village Location
- Council Tax Band - E, Energy Rating - B



Brief Description

The Reception Hall has a turning staircase to the first-floor Landing and to your right is the generous Lounge with French doors out to the garden and the second Reception Room is presented as a Home Office. The stylish Dining Kitchen also has French doors out to the rear Garden with a central island and integrated double oven, hob with extractor fan over, dishwasher, fridge and space for a tall fridge freezer, plus the Utility and a ground floor Shower Room.

To the first floor is the Principal Bedroom with a smart En Suite with walk-in shower and has part-glazed double doors through to Bedroom Four which is currently presented as a Nursery and has built-in wardrobes so would also make a superb Dressing Room. There are two further Double Bedrooms and the Family Bathroom completes the accommodation.

Externally, the property has a wide Driveway leading to the generous Detached Garage, and Gardens to the front and side.

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.



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 mains electricity, water and drainage are available, with solar panels to the garage that are owned by the property, an air source heat pump that's still under warranty and a new electric vehicle charger. 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.

For broadband and mobile supply:

<https://checker.ofcom.org.uk>

LOCAL AUTHORITY: Shropshire

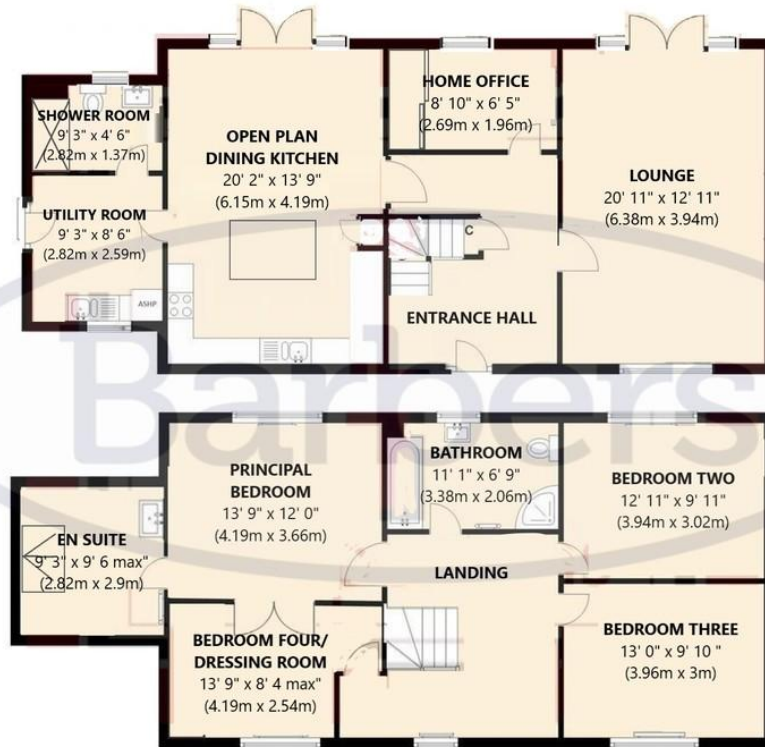


DIRECTIONS: From Market Drayton take the A529 into Hinstock and just as you come into the village the property will be on your left and can be identified by our For Sale sign.

TENURE: We are advised that the property is Freehold

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.

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