



Helping *you* move



2 Manor Close, Hinstock, TF9 2TZ

A Four Bedroom Detached House with very spacious Living Accommodation, Principal Bedroom with En Suite and a Self Contained Annex - with the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£550,000

Overview

- A Large Four Bedroom Detached House with No Upward Chain
- Self Contained One Bedroom Annex
- Entrance Hall, Study, Breakfast Kitchen, Utility, Spacious Lounge, Dining Room & Sunroom
- Principal Bedroom with En Suite
- Rear Garden with Patio, Summerhouse, Kitchen Garden & Greenhouse
- Garage, Driveway Parking
- Council Tax Band – F
- EPC Rating - D



Brief Description

The welcoming Entrance Hall has stairs to the first floor Landing, and there's a Cloakroom/WC, Study, spacious Lounge, Dining Room and a Sunroom – plus a well-equipped Breakfast Kitchen leads to the rear Porch with a door out to the Garden, and the Utility. The first floor offers Four Double Bedrooms, with the Principal Bedroom having a modern En Suite Shower room. The Family Bathroom is also generously sized with a shower over the bath.

The annex has a private entrance to the rear of the property which opens to a small Hall, a generous Open Plan Living Room/Bedroom space, with built in wardrobes, a contemporary Shower Room and a door to the Utility which can also be accessed from the main house.

Externally, the property has the nicely landscaped frontage, and to the rear is a very generous Garden with a central lawned area, mature flower beds, kitchen garden, garden shed and a greenhouse.

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, Village Pub and a Cricket Club.



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 water, drainage and electricity are available with LPG 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
Tel: 0345 678 9002

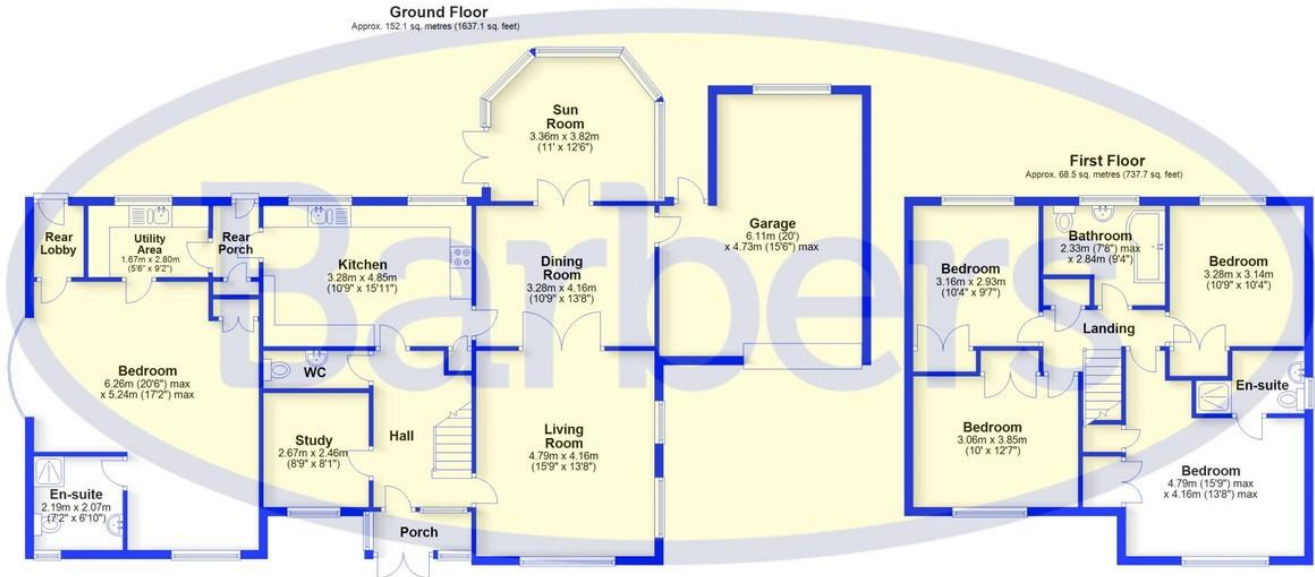
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: Leave Market Drayton on the A529 to Hinstock and continue into the village. Continue straight over the mini roundabout and follow the road round and then take the first right hand turning into Manor Farm Drive and then turning right onto Manor Close where you will find the property on the right-hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 220.6 sq. metres (2374.8 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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,
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