



Helping *you* move



16 Damson Way, Hinstock, TF9 2UG

A stylish and enhanced Detached Family Home situated in a great position on this modern development within the charming village of Hinstock. The property provides excellent family sized accommodation with 4 generous Bedrooms, En-Suite and Family Bathroom, a very attractive open plan Kitchen Dining Room and a stylish Lounge.

Offers in the Region of
£374,995

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Overview

- Enhanced Detached Family Home
- 4 Generous Bedrooms, En Suite and Family Bathroom
- Stylish Lounge, Open Plan Kitchen Dining Room
- Utility, Ground Floor W.C.
- Great Position Overlooking Open Fields to the Front
- Integral Garage, Parking
- Larger Than Average Rear Garden with Wonderful Bespoke Summer House
- Gas Ch PVC DG
- Council Tax Band E, EPC Rating C



BRIEF DESCRIPTION

A beautifully presented Detached Family Home with generously proportioned rooms throughout. This modern home has a great position on this attractive village development and has accommodation of: Wide Through Entrance Hall, Ground Floor W.C, Lounge with media wall and display shelving, Open Plan Kitchen and Dining Room, Utility. The first floor comprises: Main Bedroom with attractive En-Suite, 3 further generous Bedrooms and a Family Bathroom with Bath and Separate Shower. Externally there is an Integral Garage and a double width Driveway Parking area, front Garden and larger than average rear Garden with bespoke Summer House.

LOCATION

Hinstock is a popular village with facilities including a post office/shop, church, pub and primary school. The property is approximately 4 miles South of Market Drayton and 7 miles North of Newport - a busy market town with a range of shops, boutiques, cafes, pubs and Victorian Indoor market.

The property is within easy reach of the A41 which gives you good road access to Telford, Stafford, Shrewsbury, Cannock and Wolverhampton. The rail connections from Stafford and Telford bring Manchester and Birmingham into commutable distance – and there's a regular non-stop service (average journey time 1 hr 19 minutes) from Stafford to London Euston.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION:

TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains electricity, drainage and LPG central heating are connected. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



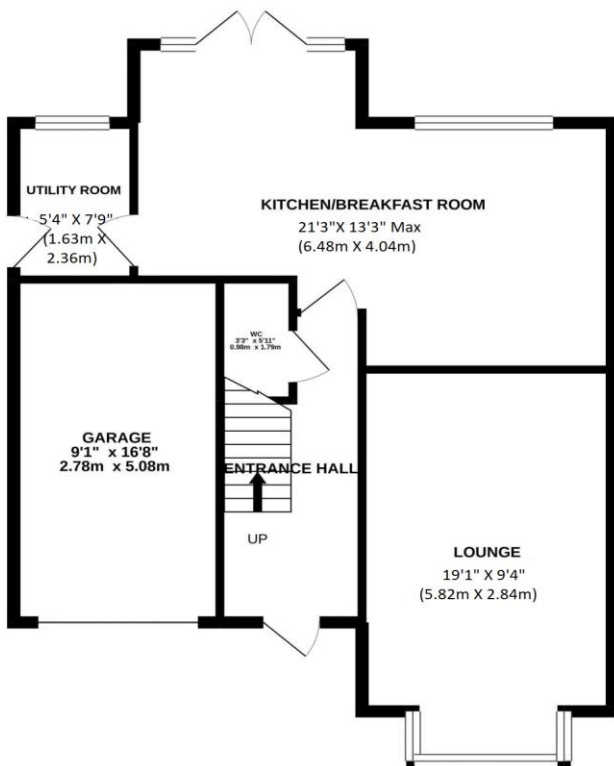
DIRECTIONS: From our office, head north on High Street, go straight across at the mini-roundabout and continue onto Lower Bar, continue onto Chetwynd End then slight left onto Chetwynd Road/B5062. Go through one roundabout and continue onto Chester Road. Turn left onto Newport Bypass/A41 and continue to follow A41. Turn right onto Chester Road/A529 and then next right into Damson Way and follow the road to the right where the property can be found at the end of the cul de sac.

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.

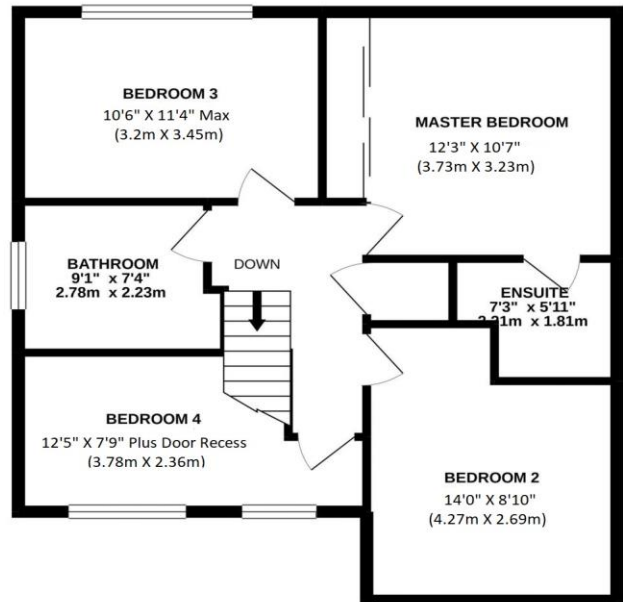
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

SERVICE CHARGE: There is a yearly management fee of approximately £120.00 per annum at present.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@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.