



Helping *you* move



22 Damson Way, Hinstock, TF9 2UG

An attractive, modern Three Bedroom Detached family home built by Galliers Homes and set in a village location. The property has Double Glazing throughout, En Suite to the Master Bedroom, Garage and good size Gardens to the rear.

Offers in the Region of
£270,000

Overview

- Attractive, Modern Detached Family Home
- Kitchen
- L-Shaped Lounge/Dining Room
- Ground Floor W.C.
- Three Bedrooms
- En-Suite and Family Bathroom
- Good Size Rear Gardens
- Adjoining Garage
- Excellent Commuter Links
- EPC Rating C-75



Brief Description

Set in the popular village of Hinstock, this is a nicely presented Three Bedroom Detached Family Home with Adjoining Garage, Driveway Parking, lovely views and attractive Rear Garden.

This Galliers-built home offers you smart accommodation to the ground floor comprising: Entrance Hall with wood effect laminate flooring, L-Shaped Lounge/Dining Room, Kitchen and Ground Floor W.C.

To the first floor is the Master Bedroom with En Suite with beautiful views, two further Double Bedrooms and the Family Bathroom.

Externally, there's driveway Parking with space for multiple cars to the front leading up to the Adjoining Garage and good size rear Gardens to the rear, which are laid to lawn with a paved pathway, outside tap and security light.

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 820239



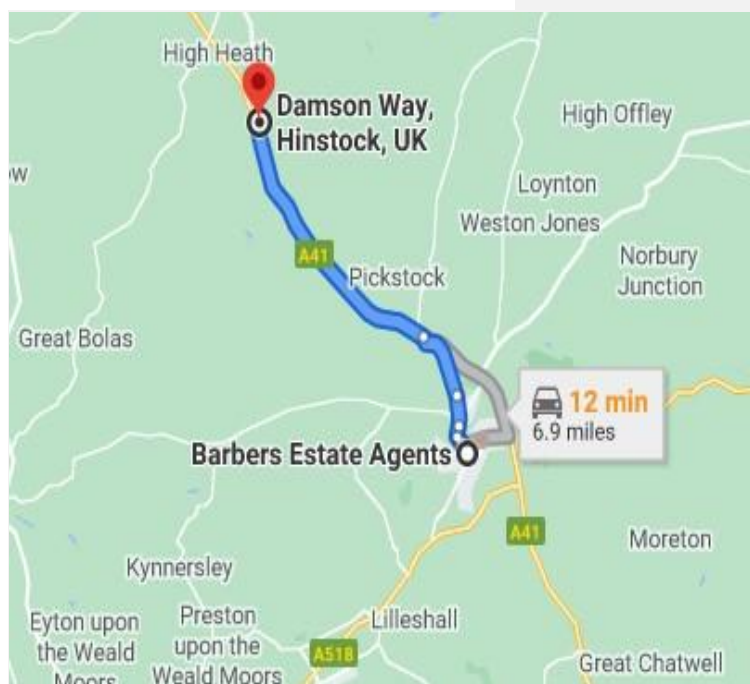
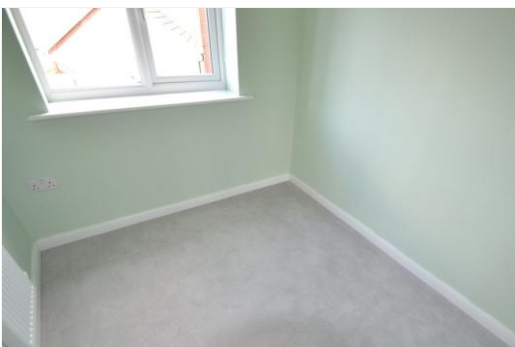
Useful Information

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 services 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, 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 the destination will be on the right as identified by our For Sale Board.

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 is made as to their operability or efficiency at the time of writing.
Made with Homage (2022)

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 820239

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 AGENTS: 30 High Street,
Newport, TF10 7AQ | Tel: 01952 820239
Email: newport@barbers-online.co.uk**

