



Helping *you* move



The Firs, Hinstock, TF9 2NF

Set in an elevated position to the edge of Hinstock Village, The Firs is a spacious Three Double Bedroom Detached Bungalow with a large Garden and Countryside Views - and is offered to the market with No Upward Chain.

Offers In Region Of
£375,000

Overview

- Three Bedroom Detached Bungalow
- No Upward Chain
- Entrance Hall, Kitchen, Dining Room
- Spacious, Dual Aspect Lounge
- Principal Bedroom with En Suite, Wet Room
- Large Lawned Garden to Front with Patio Area
- Detached Garage, Driveway Parking for Two Cars
- Council Tax Band – E
- EPC Rating - TBC



Brief Description

The property is approached via a shared Driveway which runs along the length of the extensive front Garden up to the Parking area and Detached Garage. The spacious Accommodation comprises of a Kitchen which is fitted with a good range of units, dual-aspect Lounge with open fire and patio doors to the rear Garden, Dining Room, Principal Bedroom with En Suite, two further Double Bedrooms and a Wet Room.

Externally, to the rear of the property is a patio area with a retaining wall and a hedge runs to the far side of the bungalow with lovely views out over paddocks and fields beyond. The main Garden is to the front of the property and runs the full length of the driveway - it's set mainly to lawn with a good-size patio area that's just perfect for your morning coffee!

Location

Situated on the edge of 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, Pub, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club.

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, as are rail and motorway links.



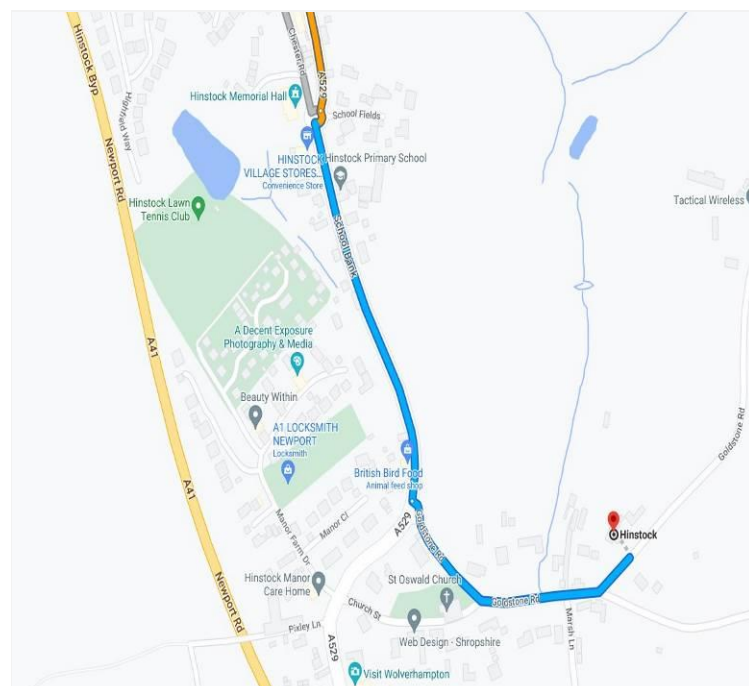
Useful Information

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 services are available with Oil-fired 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, SY2 6ND. Tel: 0345 678 9002

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



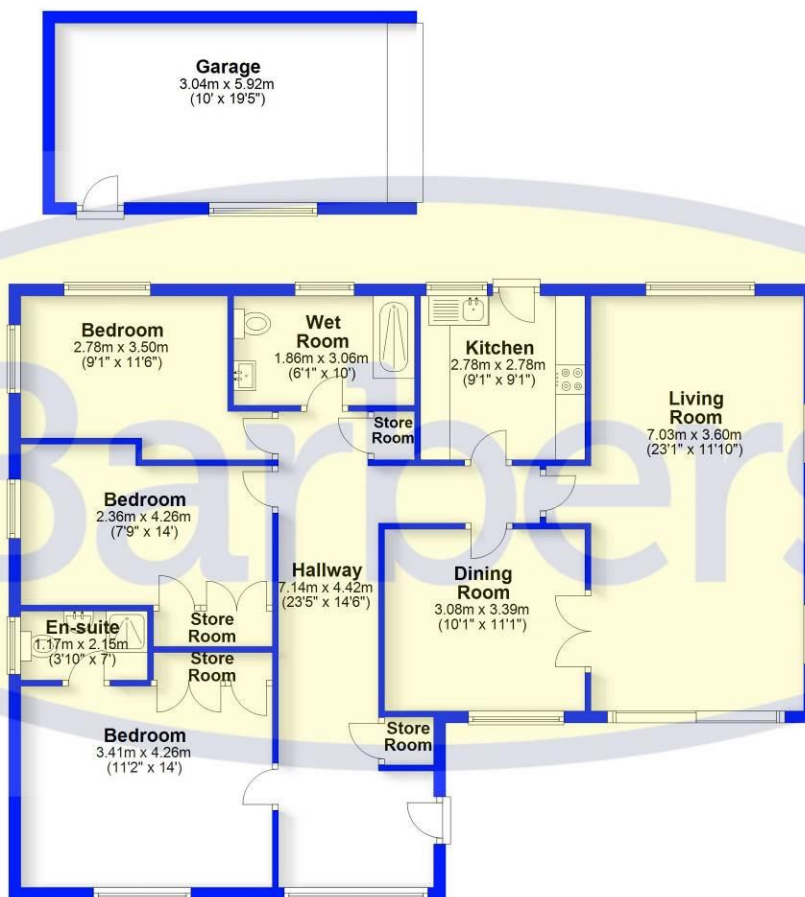
DIRECTIONS: Take the Hinstock Road A529 from Market Drayton, and go through the village to the triangle where you bear left towards Goldstone. The property is approximately 500 yards on the left hand side and can be identified by our For Sale sign, Please drive up the driveway to park in front of the Garage.

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.

Ground Floor

Approx. 131.9 sq. metres (1420.1 sq. feet)



Total area: approx. 131.9 sq. metres (1420.1 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.

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