



Helping *you* move



## 2 Sandbrook Close, Hinstock, TF9 2UD

An attractive modern Detached Home in a pleasant position within a desirable village. Offering family accommodation with Entrance Hall, W.C Cloakroom, Lounge, Kitchen-Dining Room, Utility, 4 Double Bedrooms (Main with En-Suite), Family Bathroom, attractive frontage, Parking, Integral Garage and lawned Rear Gardens.

Offers in the Region of  
**£350,000**

# 2 Sandbrook Close, Hinstock, TF9 2UD

## Overview

- Attractive, Modern, Detached Family Home
- Four Bedrooms, Main Bedroom with En-Suite
- Entrance Hall, Ground Floor W.C.
- Lounge, Kitchen Dining Room, Utility Room
- Family Bathroom
- Village Location
- Garage, Parking for Two Cars
- Lovely Established Rear Gardens
- Council Tax Band D
- EPC Rating C



## BRIEF DESCRIPTION

An attractive modern Detached Home situated in a pleasant position within this desirable village. Offering family accommodation comprising: Entrance Hall with W.C Cloakroom, Lounge, Kitchen-Dining Room, Utility, 4 Double Bedrooms with En-Suite to the Main Bedroom and a Family Bathroom.

The property has an attractive frontage, Parking, access to the Integral Garage and lawned Rear Gardens.

## 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

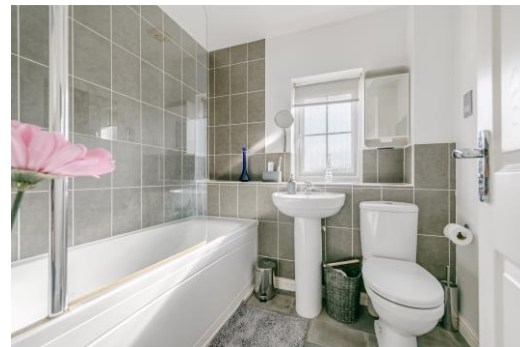


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that mains electricity, drainage and water are available, together 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

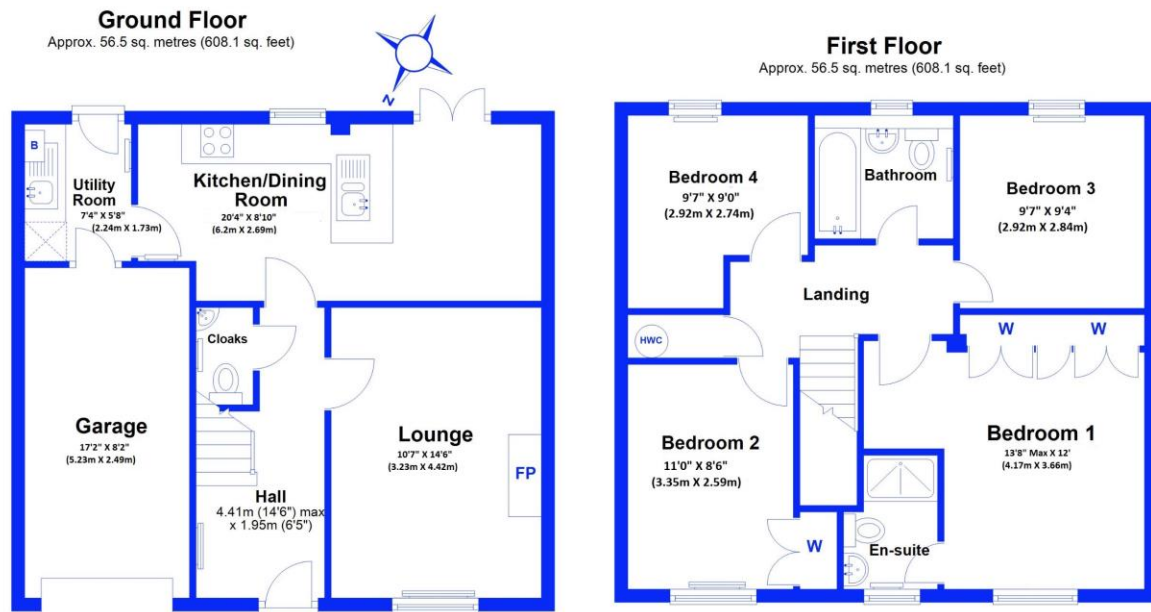
**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From Newport take the Newport Bypass/A41 Continue to follow the A41 for five miles . Turn right onto Chester Road/A529. Continue to follow A529 for 0.3 miles and then turn left onto Manor Farm Drive, turn left to stay on Manor Farm Drive, then turn right onto Sandbrook Close where the property will be located on the right hand side 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 113.0 sq. metres (1216.2 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

**2 Sandbrook Close, Hinstock, Market Drayton**



**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

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto: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.