



Helping *you* move



## 16 Roman Way, Hinstock, TF9 2SL

Set on this popular cul-de-sac, this is a nicely presented Four Bedroom Detached House with a lovely Conservatory, Kitchen with separate Dining Room, Principal Bedroom with En Suite and Integral Garage.

Offers In Region Of  
**£369,950**

## Overview

- Four Bedroom Detached House
- Nicely Presented Throughout
- Entrance Hall, Cloaks/WC
- Lounge, Dining Room, Kitchen
- Large Conservatory
- Principal Bedroom with En Suite
- Three Further Bedrooms, Bathroom
- Rear Garden with Ornamental Pond, Integral Garage, Driveway Parking, Electric Car Charger
- Council Tax Band – D
- EPC Rating - E



## Brief Description

To the front of the property is a lawned Garden with pretty, mature cherry tree and a wide Driveway leading up to the integral Garage. To the ground floor is the Hallway, ground floor WC, access to the Garage, light and spacious Lounge, Dining Room, large Conservatory and Breakfast Kitchen. To the first floor is the Principal Bedroom with a large En Suite with corner shower, Karndean flooring and Travatine tiles. Bedroom Two is another good-size double room, Bedroom Three is presented as a Hobby Room and Bedroom Four as a Home Office, and the Family Bathroom.

To the rear of the property, there's a large, raised ornamental pond, two patio entertaining areas, a decked seating area, log store and garden shed.

## Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services and gas central heating 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  
Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From Market Drayton take the A529 all the way into Hinstock. At the mini-roundabout take the third exit so that the Village Hall is then on your left. After approximately 300 yards turn left on Roman Way and the property is approximately 500 yards on your right.

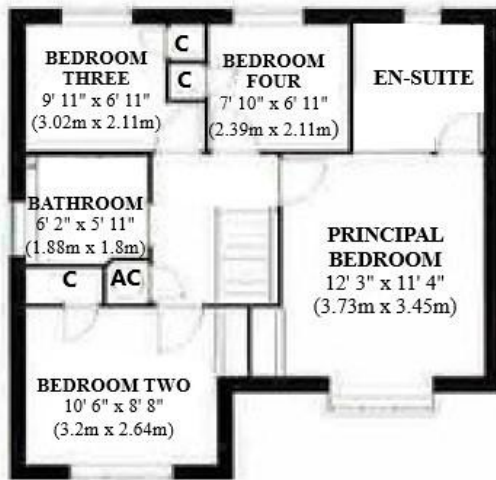
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are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

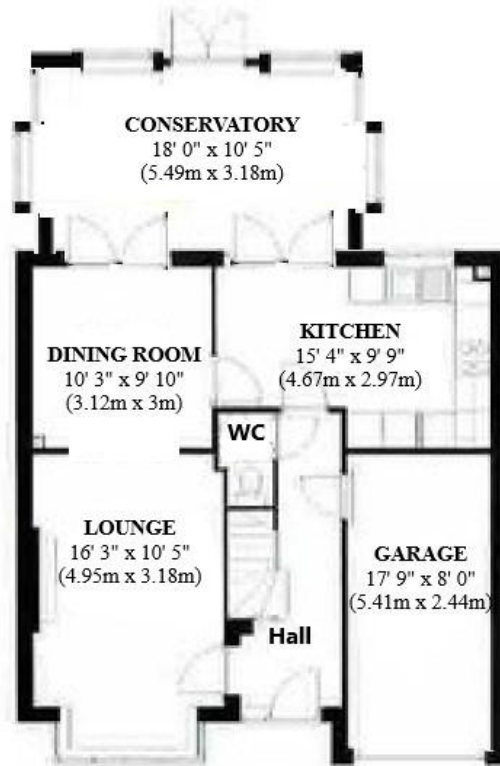
# Barbers

## Floor Plan Not to Scale

Please use as a Guideline Only



First Floor



Ground Floor



## 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,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

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