



Helping *you* move



15 Damson Way, Hinstock, TF9 2UG

An attractive Detached Family Home on this charming modern development in the village of Hinstock. The property offers excellent accommodation including 4 Bedrooms, 2 Bathrooms, Open Plan Kitchen Dining Room and a Lounge as well as a separate Utility and Garage.

Offers in the Region of
£362,500

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Overview

- A Modern, Detached Family Home
- Located in the Popular Village of Hinstock
- Four Bedrooms, Principal with En-Suite
- Open Plan Kitchen Dining Room,
- Utility Room
- Lounge with Bay Window
- Ground Floor W.C
- Family Bathroom with Separate Shower and Bath
- Integral Garage with Roller Shutter Door
- Lovely Rear Garden with Patio Area
- Council Tax Band E
- EPC Rating - C



BRIEF DESCRIPTION

This modern home is located on this attractive village development in the village of Hinstock and benefits from well proportioned rooms throughout. Downstairs the accommodation comprises: Through Entrance Hall, Downstairs WC, Lounge with feature Bay Window, Open Plan Kitchen Dining Room with integrated appliances and a handy separate Utility. Upstairs there are 4 generous Bedrooms - The Principal Bedroom features an En-Suite and 3 further Bedrooms Plus a large family Bathroom with a separate Bath & Shower. Externally. The property has a Double Width Driveway and Integral Garage with electric roller shutter door, and to the rear a Private Garden with a mix of Patio and Artificially Lawned area.

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

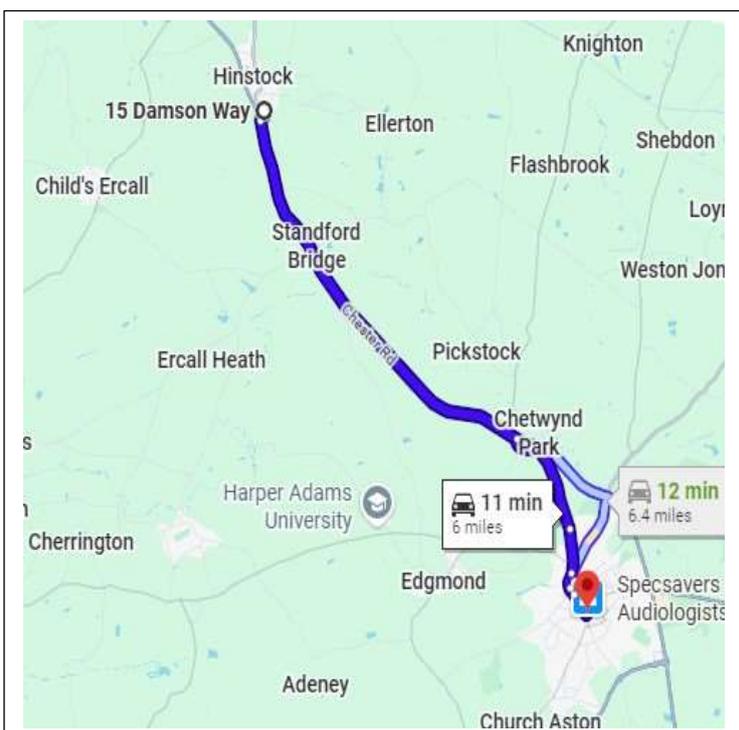


USEFUL INFORMATION: TO VIEW THIS

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 will be located facing you at the bottom of the road.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

SERVICE CHARGE: We confirm there is a service charge on the property, payable to Centrick. This is for the upkeep of the communal areas and this is currently £300 per annum.



Total area: approx. 121.8 sq. metres (1311.6 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, fixtures 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.

15 Damson Way, Hinstock



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

Barbers

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.