



**Estate Agents
Letting Agents
Surveyors & Valuers**

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7A Church Street, Hinstock, Market Drayton, TF9 2TF
Offers In The Region Of £850,000

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NO UPWARD CHAIN

The recently constructed home boasts spacious and contemporary living accommodation across three floors and has been finished to a high specification throughout, although some minor snagging works are still required. Externally, the property would benefit from a full landscaping programme. The ground floor is set out to two reception rooms, a substantial kitchen-living-breakfast space, utility and shower room. The first floor comprises a principle bedroom with dressing room and en-suite, a second bedroom with en-suite, two further bedrooms, a storage room and large family bathroom. The second floor is laid out to two further double bedrooms complete with walk-in wardrobes and a shared shower room. The property also benefits from a double garage with loft storage above offering potential to convert to an annex (appropriate planning consents required).

The popular Shropshire village of Hinstock is located on the A41 between Newport and Market Drayton. The village has a primary school with a "Good" OFSTED rating (inspected March 2023), a Post Office/ shop and a community run pub, The Falcon. A greater range of shops, supermarkets and leisure facilities can be found in Newport, Market Drayton, Stafford and Telford. Stafford Station (18 miles), Shrewsbury Station (20 miles) and Wolverhampton Station (27 miles) are all mainline stations. The A41 provides easy access to both the North West in one direction and the West Midland conurbation in the other, linking into the A5, M54 and M6.

The property is approached over a partially made driveway off Church Street and benefits from underfloor heating throughout, served by an air source heat pump. The accommodation is complete with sash double glazed windows throughout and is set out in further detail below;

Partially glazed front door into...

Reception Hall

Tiled floor and cloaks cupboard.

Lounge

22'1" x 13'8" (6.74 x 4.19)

Brick inglenook fireplace with log burner, spot lights and oak beam above. Four dual aspect sash uPVC double glazed windows.

Dining Room

15'10" x 13'10" (4.85 x 4.22)

Two front aspect sash uPVC double glazed windows and oak flooring.

Kitchen-Living-Breakfast Room

(22'4" x 14'3" / 14'11" x 14'10") ((6.82 x 4.35) / (4.56 x 4.54))

A wonderful open space with a range of modern cabinets comprising base units having high gloss fronted cupboards and drawers with granite work surfaces above. Integrated double electric oven and separate ceramic hob with modern extractor above. Double sink with mixer tap and drainer. Central island with breakfast bar and cupboards below. Two sash rear aspect double glazed windows. Tiled flooring continues into an 'octagon' shaped breakfast area enjoying views to the rear with four uPVC sash double glazed windows and 'French' doors to the rear garden.

Utility

16'10" x 16'6" (5.15 x 5.04)

Base units to match the kitchen comprising cupboards with granite worksurfaces above. Sink with drainer. Space for washing machine and dryer. Rear aspect sash uPVC double glazed window and external courtesy door. Double doors to plant room. Door to...

Ground Floor Shower Room

Being partially tiled having a walk-in shower. Modern low-level flush WC and wash bowl basin. Rear aspect uPVC sash double glazed window. Chrome towel radiator.

An impressive oak staircase rises to the first flooring gallery Landing with front aspect uPVC double glazed window and lantern above.

Principle Bedroom

15'10" x 13'8" (4.85 x 4.19)

A good sized double bedroom with three dual aspect sash uPVC double glazed windows. Door to...

Dressing Room

12'0" x 7'3" (3.68 x 2.21)

Having built-in wardrobes with black glass mirrored sliding doors and a side aspect sash uPVC double glazed window. Door to...

En-suite

Tiled walk-in shower and free standing bath. Twin wash bowls and modern low-level flush WC. Rear aspect sash uPVC double glazed window. Chrome towel radiator.

Second Bedroom

15'10" x 13'10" (4.85 x 4.22)

Double bedroom with two front sash aspect uPVC double glazed windows. Built in double wardrobe with black glass mirrored sliding doors. Door to...

En-suite

Walk in shower with electric shower head and tiled flooring. Modern low-level flush WC and wash bowl basin. Side aspect sash uPVC double glazed window and tiled floor. Chrome towel radiator.

Third Bedroom

12'4" x 9'5" (3.77 x 2.89)

Rear aspect sash uPVC double glazed window and built-in wardrobe with black glass mirrored sliding doors.

Fourth Bedroom

12'10" x 7'6" max (3.93 x 2.29 max)

Rear aspect sash uPVC double glazed window.

Storage Room

9'1" x 5'0" (2.79 x 1.53)

Useful room that could be easily adapted as a home office.

Bathroom

Tiled walk-in shower with mains fed shower head and free standing bath. Modern low-level flush WC and wash bowl basin. Tiled floor and side and rear aspect sash uPVC double glazed windows. Chrome towel radiator.

Staircase from the first floor Landing. Door to...

Fifth Bedroom

17'5" x 13'8" (5.31 x 4.18)

Double bedroom having a side aspect sash uPVC double glazed window and rear 'Velux' style window. Door to...

Walk in Wardrobe

15'7" x 8'5" (4.75 x 2.59)

With ceiling spot lights and centre power point, having potential to use as a home cinema room.

Sixth Bedroom

14'10" x 13'8" (4.53 x 4.18)

Double bedroom having a side aspect sash uPVC double glazed window and two rear 'Velux' style windows. Door to...

Walk in Wardrobe

13'5" x 8'5" (4.09 x 2.58)

With spot lights and full-width built-in wardrobes.

Shower Room

Corner shower cubicle with mains fed shower head. Low-level flush WC and wash bowl basin. Chrome towel radiator and rear aspect 'Velux' style window.

Double Garage

18'0" x 17'6" (5.50 x 5.34)

Electric insulated door to the front and side courtesy door. Having power and light with ladder leading to useful and good sized loft storage having a uPVC double glazed window.

Outside

The property is approached off Church Street onto a part made drive leading to the front of the house and double garage. The rear gardens and grounds enjoy a sunny aspect with views over open fields, in total measured to just under an acre or thereabouts offering the opportunity for future development as a separate building plot (subject to appropriate consents and approvals) however the grounds would benefit from a future landscaping programme.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire County Council, that the property is not currently on the valuation list for Council Tax purposes.

EPC RATING: C (79)

TENURE: We are advised by the Vendors, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected. Air source heat pump to underfloor heating.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any affecting the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From Newport High Street proceed North out of the town onto Chester Road. At the junction with A41 turn left towards Whitechurch. Continue on this road for 3-4 miles and take the first right turn for Hinstock. Follow this road and take a right turning onto Church Street and the driveway to the property can be found after a short distance on your right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

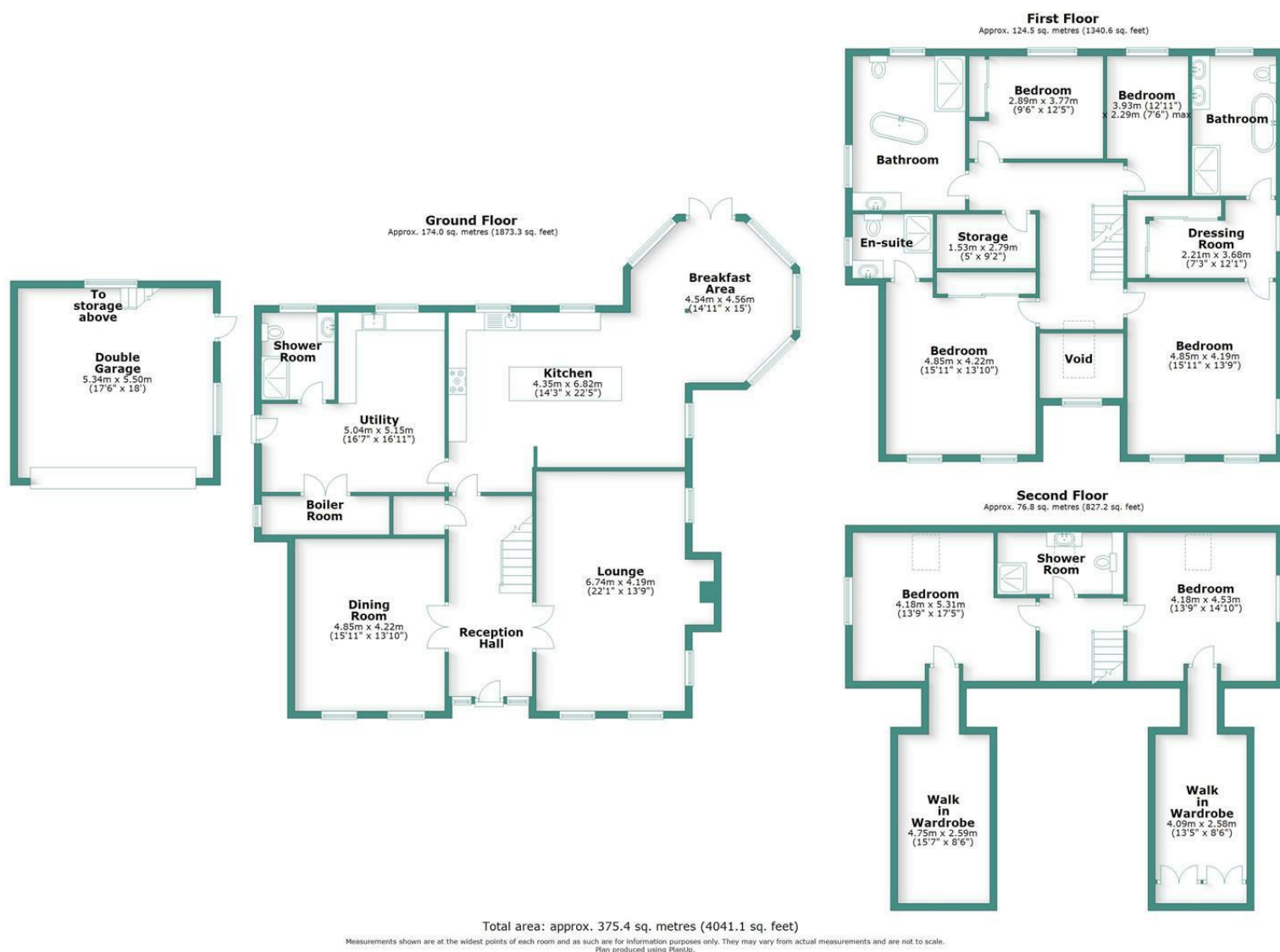
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.