



Helping *you* move



Pixley View, Hinstock, TF9 2TL

Pixley View is a very nicely presented Four Bedroom Detached House with Lounge and separate Dining Room, Home Office, Principal Bedroom with En Suite, a large rear Garden, Double Garage and Driveway Parking.

Offers In Region Of
£465,000

Overview

- Four Bedroom Detached House with large Rear Garden
- Edge of Village Location
- Entrance Hall, WC, Kitchen, Lounge & Dining Room
- Principal Bedroom with En Suite, Three Further Double Bedrooms, Bathroom
- Generous, Enclosed Rear Garden, Double Garage, Driveway Parking
- Council Tax Band – E, Energy Proficiency Rating - D



Brief Description

The accommodation includes a wide Entrance Hall with stairs to the first floor, the Cloaks/WC, Home Office, spacious Lounge with double doors to the Dining Room which has sliding patio doors out to the Garden. The Breakfast Kitchen has a good range of traditional units with an integrated dishwasher and oven with electric hob and extractor fan over, an understairs Pantry, door to the Garden and a further door to the Utility. To the first floor is the Principal Bedroom with a built-in double wardrobe and En Suite Shower Room, and there's three further Bedrooms and the Bathroom with a bath with shower over.

Externally, the property has a wide sweeping Driveway to the front and double gates open to the side of the property to reveal further Parking and a Double Garage with electric roller door, light and power. To the rear is a really generous lawned Garden with mature borders and trees, a patio area and summerhouse.

Location

Situated in 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, Primary School and Nursery, Village Hall, Pub, Post Office/Country Store, Playing Fields and Cricket, Tennis and Snooker Clubs.

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.



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

SERVICES: We are advised that all mains services and 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
Tel: 0345 678 9002

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



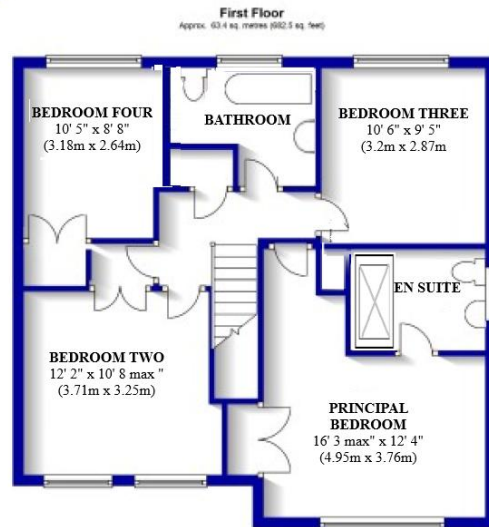
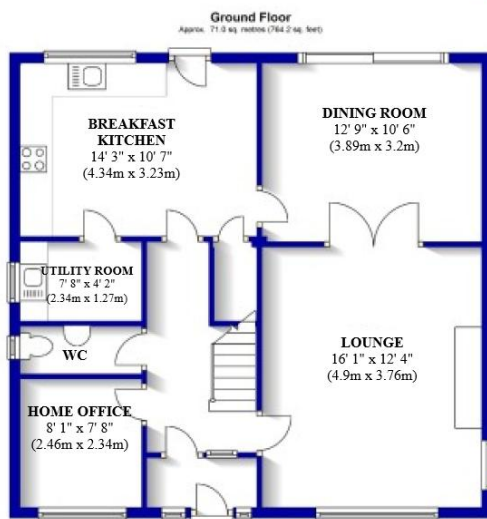
DIRECTIONS: From Market Drayton take the A529 Hinstock Road to Hinstock and follow it through the village with the Primary School on your left. Just after Hinstock Manor Care Home on your right you'll see Pixley View and it can be identified by our For Sale sign.

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.

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FLOOR PLAN
NOT TO SCALE

Please use as a guideline only
All measurements are approximate



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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.

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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,
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