



Farrier House, 32 Tilstock, Whitchurch, SY13 3NR

Helping *you* move





This fantastic five bedroom semi-detached house is full of character and charm. It is situated in the popular village of Tilstock and has the added benefit of attractive gardens, off road parking and two single garages.

- Charming Semi-Detached House
- Five Bedrooms
- Character Features
- Popular Village Location
- Off Road Parking
- Two Single Garages
- Attractive Rear Garden
- Viewing Recommended



This fantastic five bedroom semi-detached property is situated in the popular village of Tilstock and has the added benefit of off road parking and two single garages. It is full of charm with many character features and has been extended to link with a former barn located to the rear to make it into a great size property. The deceptively spacious accommodation comprises Entrance Porch, Lounge with log burner, Living Room with French doors opening onto the rear garden, Kitchen/Breakfast Room, Dining Room, Snug, Utility Room, Sauna, Shower Room, Five Bedrooms including one bedroom with En Suite area and there are also two Family Bathrooms. Outside, there is an attractive rear garden mainly laid to lawn with a paved patio area, summer house and attractive borders filled with a variety of shrubs and plants. There is off road parking along with the two single garages, providing excellent parking facilities. This really is a fabulous family home and viewing is highly recommended to fully appreciate everything it has to offer.



## LOCATION

The village of Tilstock has a local inn, Church, Nursery & Primary School, Village Hall, Park and Tennis and Bowling Club. The busy market town of Whitchurch is less than 3 miles away offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The town of Wem is also about 6 miles away offering further facilities for daily requirements. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity, water and drainage are available. 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.

## 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.

## DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem, upon reaching the village of Tilstock turn left continue on and the property can be found on the left hand side opposite The Horseshoes Inn.

## LOCAL AUTHORITY

Council tax band E. Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## 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.

## AGENTS NOTE

The property is approached over a driveway which two neighbouring properties have a right of way over to access their properties and gardens. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

There are a number of covenants on the property that refer to maintenance of the access drive and the party walls, this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

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## LOUNGE

14' 2" x 13' 0" (4.32m x 3.96m)

## LIVING ROOM

19' 4" x 13' 0" (5.89m x 3.96m)

## BREAKFAST KITCHEN

14' 0" x 13' 8" (4.27m x 4.17m)

## DINING ROOM

23' 6" x 16' 3" (7.16m x 4.95m) max

## SNUG

15' 6" x 10' 8" (4.72m x 3.25m)

## UTILITY ROOM

10' 3" x 7' 4" (3.12m x 2.24m)

## SHOWER ROOM

9' 7" x 5' 8" (2.92m x 1.73m)

## BEDROOM FOUR

19' 0" x 14' 2" (5.79m x 4.32m)

## BEDROOM FIVE

16' 9" x 10' 1" (5.11m x 3.07m)

## BEDROOM ONE

14' 7" x 10' 3" (4.44m x 3.12m)

## BEDROOM TWO

13' 0" x 11' 3" (3.96m x 3.43m)

## BEDROOM THREE

10' 1" x 8' 2" (3.07m x 2.49m)

## FAMILY BATHROOM

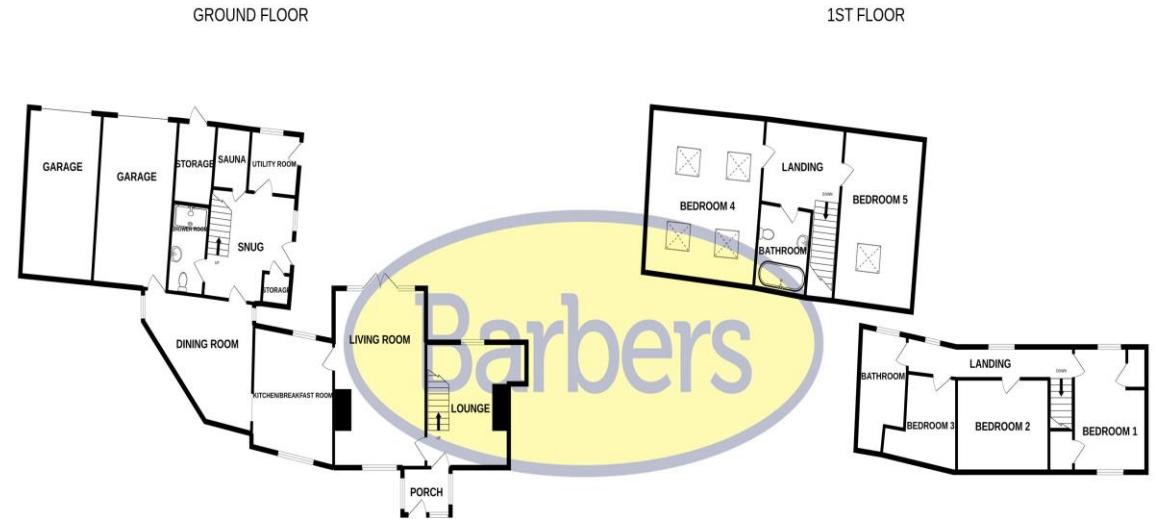
13' 6" x 7' 5" (4.11m x 2.26m)

## GARAGE 1

18' 4" x 10' 9" (5.59m x 3.28m)

## GARAGE 2

15' 8" x 8' 3" (4.78m x 2.51m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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WHITCHURCH  
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