



2 Church Close, Tilstock, SY13 3JH

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Offers In Region Of £375,000



A superb four bedroom, three reception room detached house situated in a quiet residential location in the popular village of Tilstock. The property has the benefit of a double garage and is set on a good size plot.

- Detached Four Bedroom Property
- Three Reception Rooms
- Family Bathroom and Master Ensuite
- Good Size Plot
- Great Outdoor Entertaining Area
- Double Garage and Driveway
- Village Location
- EPC TBC, Council Tax Band D





**A superb four bedroom detached house situated in a quiet residential location in the popular village of Tilstock. The property has the benefit of a double garage and is set on a good size plot . The spacious accommodation is ideal for family life and briefly comprises: Light and airy Entrance Hall, Cloakroom, Lounge with French doors opening into the Conservatory, Dining Room, Kitchen/Breakfast Room. To the first floor there are Four Bedrooms, En Suite Shower Room to the Master and a Family Bathroom. Externally, there is a driveway and detached double garage as well as attractive lawned gardens which wrap around the property and a great covered entertaining space.**





## 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. 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.

## DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem upon reaching Tilstock village take the left hand turning towards Prees Heath and Church Close will be found on the right hand side.

## LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## 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.

## ENERGY PERFORMANCE

EPC tba. 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.

WH332705623





## LOUNGE

19' 0" x 10' 9" (5.79m x 3.28m)

## DINING ROOM

9' 2" x 8' 9" (2.79m x 2.67m)

## BREAKFAST KITCHEN

15' 6" x 9' 7" (4.72m x 2.92m)

## CONSERVATORY

13' 0" x 9' 2" (3.96m x 2.79m)

## BEDROOM ONE

12' 3" x 11' 1" (3.73m x 3.38m)

## BEDROOM TWO

10' 6" x 9' 2" (3.2m x 2.79m)

## BEDROOM THREE

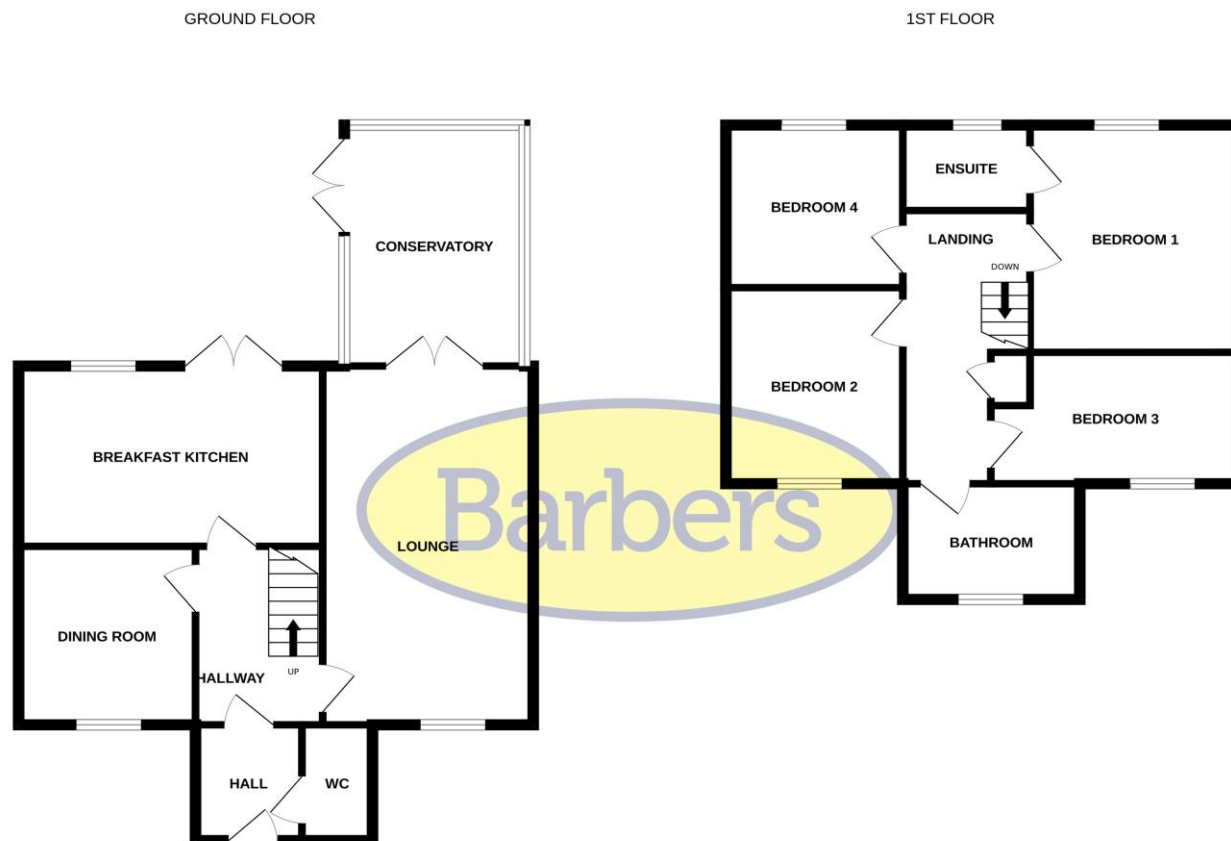
9' 2" x 8' 4" (2.79m x 2.54m)

## BEDROOM FOUR

13' 2" x 6' 8" (4.01m x 2.03m)

## DOUBLE GARAGE

16' 2" x 15' 5" (4.93m x 4.7m)



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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