



Lilyfields, Tilstock Lane, Tilstock, SY13 3JW

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Offers In Region Of £485,000



A superb four bedroom detached home providing flexible accommodation, situated in the popular village of Tilstock and set on a good size plot with well maintained gardens, large driveway and detached double garage.

- Superb Four Bedroom Detached Home
- Immaculately Presented Throughout
- Popular Village Location
- Flexible Accommodation
- Large Driveway and Double Garage
- Master En Suite and Family Bathroom
- Fabulous Garden Room
- EPC D, Council Tax Band E



Lilyfields is a superb four bedroom detached home situated in the popular village of Tilstock. Set on a good size plot with well maintained gardens, large driveway and detached double garage, it provides flexible accommodation that is immaculately presented throughout. The ground floor includes a spacious Entrance Hall, Cloakroom with WC, Sitting Room, Dining Room which could be used as an additional bedroom if needed, Lounge opening into a fabulous Garden Room, well equipped Kitchen/Breakfast Room and a separate Utility Room. The first floor provides Three Bedrooms including the Master Bedroom with En Suite Shower Room and there is also a modern Family Bathroom. Externally, the property is approached over a driveway leading to a detached double garage providing excellent parking facilities for several vehicles. The garage also has the benefit of an office to the rear and a useful room above. The attractive rear garden is mainly laid to lawn with a paved patio area and well stocked borders filled with a variety of established shrubs and plants.



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 water, drainage and electricity 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem upon reaching Tilstock village take the left hand turning into Tilstock Lane, continue on past Tilstock school before turning right into the private road where the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE

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

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.

VIEWING

Please ring us on 01948 667272 or Email: 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.

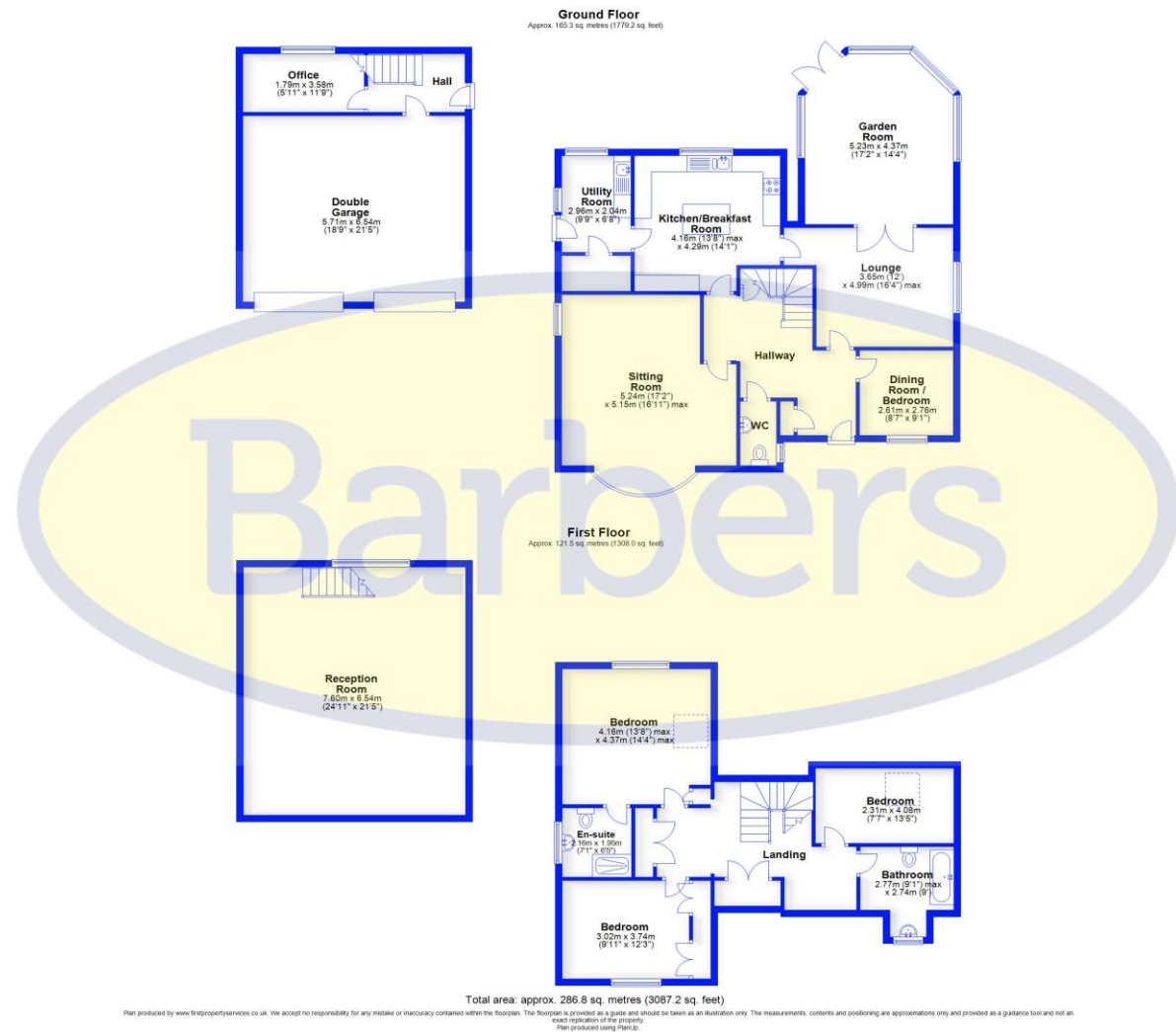
AGENTS NOTE

We are advised that the private road leading to the property is owned by a neighbouring property and the owners of Lilyfields have a right of way over it. This will be confirmed by solicitors during the pre-contract enquiries.

WH34950 050224



- SITTING ROOM
16' 5" x 12' 1" (5m x 3.68m)
max
- LOUNGE
17' 1" x 16' 9" (5.21m x 5.11m)
- DINING ROOM/BEDROOM
FOUR
9' 2" x 8' 9" (2.79m x 2.67m)
- GARDEN ROOM
17' 4" x 14' 3" (5.28m x 4.34m)
- KITCHEN/BREAKFAST ROOM
13' 8" x 13' 6" (4.17m x 4.11m)
- UTILITY ROOM
9' 7" x 6' 5" (2.92m x 1.96m)
- MASTER BEDROOM
14' 2" x 13' 6" (4.32m x 4.11m)
- EN SUITE
8' 10" x 7' 1" (2.69m x 2.16m)
- BEDROOM TWO
14' 3" x 9' 9" (4.34m x 2.97m)
- BEDROOM THREE
13' 4" x 7' 5" (4.06m x 2.26m)
- FAMILY BATHROOM
8' 9" x 6' 3" (2.67m x 1.91m)
- DOUBLE GARAGE
21' 4" x 19' 5" (6.5m x 5.92m)
- ROOM TO REAR OF GARAGE
11' 6" x 5' 9" (3.51m x 1.75m)
- ROOM ABOVE GARAGE
25' 1" x 10' 3" (7.65m x 3.12m)



WHITCHURCH
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www.barbers-online.co.uk

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