



4 Church Close, Tilstock, SY13 3JH

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Offers In Region Of £365,000



- Superb Modern Detached House
- Four Bedrooms
- Popular Village Location
- Master En Suite and Family Bathroom

- Driveway and Single Garage
- Attractive Gardens
- Kitchen/Breakfast Room
- EPC C, Council Tax Band D



*“Welcome to this superb modern four-bedroom detached House perfectly positioned in a quiet residential area in the heart of the popular village of Tilstock, offering a perfect blend of contemporary living and peaceful surroundings. Upon entering, you are welcomed by a light and airy Entrance Hall with a convenient Cloakroom. The Hall leads to the generous Lounge with French doors that open onto the Garden and provides a cosy yet airy space for relaxation. The Dining Room is perfect for family meals or entertaining guests, while the Kitchen/Breakfast Room, also featuring doors to the Garden, is equipped with modern appliances and plenty of space for casual dining. Upstairs, the property offers Four Bedrooms, including the Master Bedroom with En Suite Shower Room and a modern Family Bathroom serves the remaining bedrooms.*”

*The exterior of the property is equally impressive, with a driveway leading to a single Garage, providing ample parking and storage space. The attractive rear garden is a true highlight, featuring an enclosed gravel patio ideal for outdoor dining, a decked seating area for relaxation and a well-maintained lawn surrounded by borders filled with an abundance of established shrubs, plants and trees that offer colour and interest throughout the year, offering a lush and serene outdoor space. This home is perfect for families or anyone looking for a modern, comfortable lifestyle in a desirable village location.”*



## 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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### AGENTS NOTE

We are advised that no commercial vans or caravans can be parked on the driveway. This will be confirmed by solicitors during the pre-contract enquiries.

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

### VIEWING

Please ring us on 01948 667 272 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.

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## LOUNGE

19' 5" x 10' 9" (5.92m x 3.28m)

## DINING ROOM

9' 2" x 9' 0" (2.79m x 2.74m)

## KITCHEN/BREAKFAST ROOM

15' 7" x 9' 7" (4.75m x 2.92m)

## MASTER BEDROOM

12' 4" x 11' 2" (3.76m x 3.4m)

## EN SUITE

7' 5" x 3' 3" (2.26m x 0.99m)

## BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m)

## BEDROOM THREE

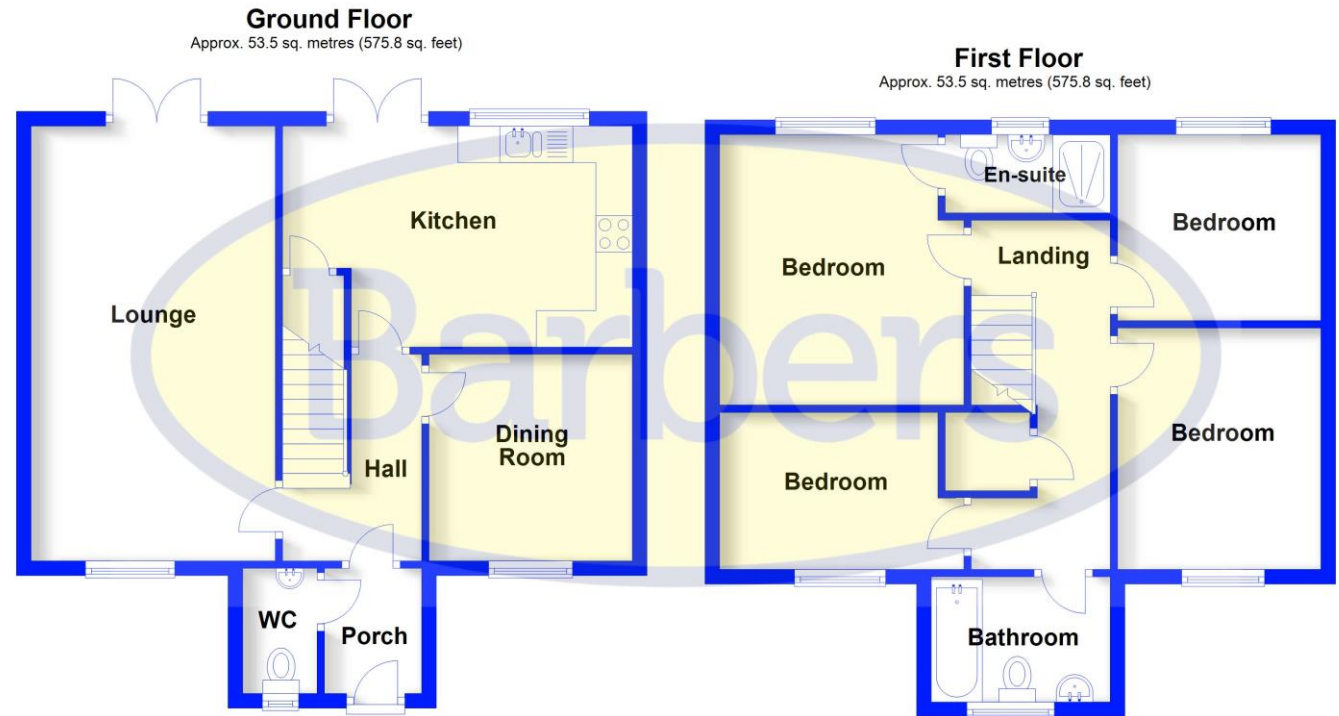
9' 3" x 8' 3" (2.82m x 2.51m)

## BEDROOM FOUR

13' 0" x 6' 9" (3.96m x 2.06m)

## FAMILY BATHROOM

8' 0" x 5' 9" (2.44m x 1.75m)



Total area: approx. 107.0 sq. metres (1151.6 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



**WHITCHURCH**  
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