



Executive Detached Family Home

5 Double Bedrooms (4 Doubles, 2 En-Suite)

Good Sized Landscaped Gardens

3 Reception Rooms

Refitted Kitchen/Breakfast Room

Detached Double Garage

10 Church Close
Tilstock, Nr Whitchurch SY13 3JH

Offers Over £440,000



With this beautifully presented family home, it's the photographs that show the true picture. Yes, this is one of those properties that could put many a Show Home to shame!

Fastidiously neat, clean and tidy are adjectives that may confidently be applied to this very spacious modern family home.

It is pleasantly tucked away at the end of the cul-de-sac and occupies a generous plot, including beautifully landscaped gardens. The rear garden is a suntrap and it is enclosed for the safety of children and pets.

The current house-proud vendors have thoughtfully improved the property including refitting of the kitchen/breakfast room, the utility room and both en-suite shower rooms. Most rooms have a light and airy feel, no doubt helped by the fact that the through-lounge, dining room and kitchen all have french double doors that open onto the rear garden.

Upstairs, there are 5 bedrooms, 4 of which are 'doubles' with 2 en-suites and there is also a spacious family bathroom.

Outside, the driveway provides parking for several vehicles, in addition to the detached double garage, with loft space above.

The property is well placed within walking distance of the centre of the village, which is served by its own pub, church, nursery and primary school, village hall, bowling and tennis clubs. Bus services provide travel to Shrewsbury and Whitchurch. There is a real sense of belonging to a community when living here, with more comprehensive facilities in nearby Whitchurch and Wem.

***Viewing:** If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566*

GROUND FLOOR

Entrance Lobby

Corniced ceiling, double glazed front door, ceramic tiled floor and radiator.

Reception Hall 15' 10" x 8' 0" (4.82m x 2.44m)

Corniced ceiling laminate flooring, LED lighting radiator and staircase to first floor with built-in cupboard below.

Cloakroom 5' 4" x 4' 6" (1.62m x 1.37m)

Wash hand basin, close coupled WC, corniced ceiling, ceramic tiled floor, extractor fan and radiator.

Through Lounge 24' 2" x 11' 9" (7.36m x 3.58m)

Chimney breast with part tiled fascia incorporating log burning stove on polished granite hearth, wood effect LVT flooring, corniced ceiling, LED lighting, 2 radiators and double glazed french double doors leading to: -

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Dining Room 12' 10" x 11' 10" (3.91m x 3.60m)

Laminate flooring, radiator, LED table downlight and french double doors to rear garden.

Study/Snug 13' 5" x 13' 2" (4.09m x 4.01m)

Laminate flooring, LED lighting and radiator.

Kitchen/Breakfast Room 17' 4" x 10' 11" (5.28m x 3.32m) REFITTED 'QUARTZ' sink and drainer inset in range of working surfaces with drawers, cupboards and integral BOSCH dishwasher below, Whirlpool 4 ring electric ceramic hob with NEFF self-cleaning electric fan oven below, glazed splashback and illuminated extractor hood above, further base units, wall cupboards with diffused lighting below, wood effect LVT flooring, recessed ceiling LED spotlights, extractor fan, radiator and french double doors leading to rear garden.

Utility Room 7' 0" x 5' 4" (2.13m x 1.62m)

REFITTED 'BLANCO' sink and drainer inset in worktop with cupboards, storage and plumbing for washing machine below, wood effect LVT flooring, LED lighting, extractor fan radiator and external side door.

FIRST FLOOR

Spacious Landing 16' 0" x 6' 9" (4.87m x 2.06m)

Radiator, loft access hatch (with built-in ladder and loft light) and airing cupboard housing pressurised hot water cylinder.

Master Bedroom 13' 4" x 11' 11" (4.06m x 3.63m)

Laminate flooring, recessed ceiling spotlight, LED lighting and radiator.

En-Suite Dressing Area 4' 5" x 3' 7" (1.35m x 1.09m)

Laminate flooring and ample space for wardrobe and chest of drawers. Leads to: -

En-Suite Shower Room 5' 11" x 5' 1" (1.80m x 1.55m)

REFITTED Shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Part tiled walls, wood effect ceramic floor tiles, recessed ceiling spotlights and heated chrome towel rail.

Bedroom 2 11' 0" x 6' 11" (3.35m x 2.11m)

Laminate flooring, recessed ceiling spotlight, LED lighting and radiator.

En-Suite Shower Room 2 5' 9" x 4' 4" (1.75m x 1.32m)

REFITTED Shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Part tiled walls, tiled floor, extractor fan and radiator.

Bedroom 3 15' 9" x 9' 6" (4.80m x 2.89m)

Carpet, LED lighting and radiator.

Bedroom 4 10' 11" x 8' 3" (3.32m x 2.51m)

Laminate flooring, LED lighting and radiator.

Bedroom 5 9' 6" x 8' 3" (2.89m x 2.51m)

Laminate flooring, LED lighting and radiator.

Family Bathroom 7' 2" x 7' 0" (2.18m x 2.13m)

Panelled bath with fitted shower attachment and glazed shower screen above, pedestal wash hand basin and close coupled WC. Part tiled walls, polished tiled floor, recessed ceiling spotlights and radiator.

OUTSIDE

Double width tarmac driveway with parking for about 6 cars and leading to: -

Double Garage 17' 6" x 16' 6" (5.33m x 5.03m)

Lights, power, loft hatch and 2 metal up and over doors.

Landscaped lawned front gardens with bushes and shrubs overlooking an open green.

Large, recently LANDSCAPED triangular shaped enclosed rear garden with 3 circular lawns, gravel areas and paths, having dedicated flower beds, full width paved patio, raised flower/shrub border with feature railway sleepers, cold water tap, log store and concealed oil storage tank.

Services

Mains water, electricity and drainage.

Central Heating

Oil fired boiler supplying radiators and hot water.

Tenure

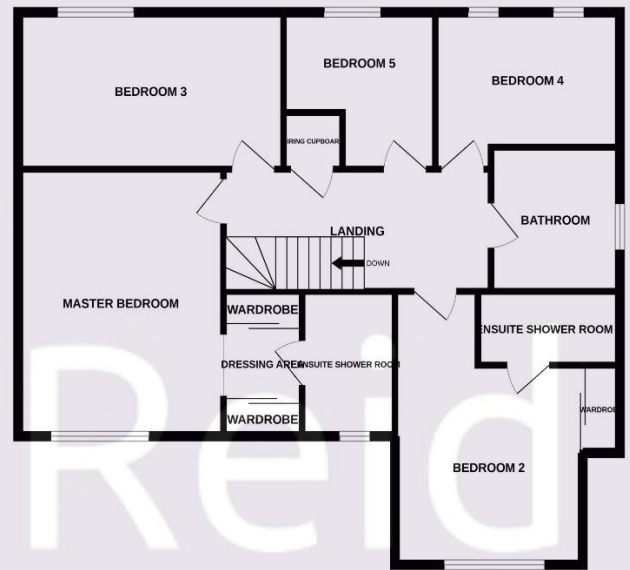
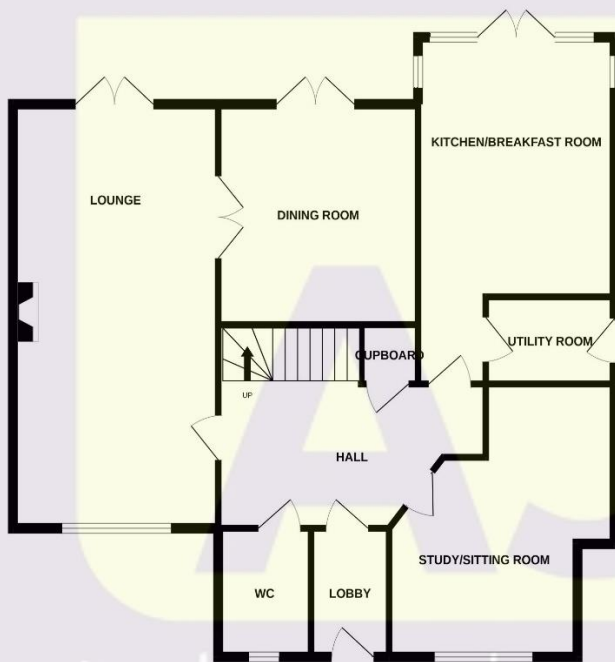
Freehold.

Council Tax

Shropshire Council - Band F.

GROUND FLOOR

1ST FLOOR

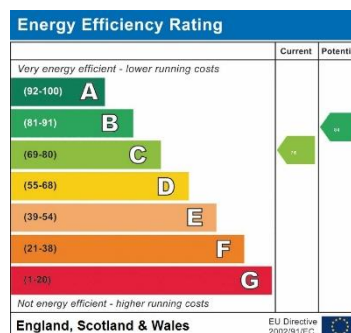


Independent Estate Agents

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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Directions: From Whitchurch bypass take the B5476, signposted for Wem. After approximately 1.5 miles turn left into Tilstock Lane and first right into Church Lane. Follow the road down into the cul-de-sac and the property is located on the right hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

