



Helping *you* move



## 17 Vicarage Gardens, Tilstock, SY13 3JD

Offers in the Region of  
**£265,000**

NO UPWARD CHAIN. A modern three bedroom semi-detached house with off road parking and low maintenance rear garden, situated on a quiet development in the popular village of Tilstock.

# 17 Vicarage Gardens, Tilstock, SY13 3JD

## Overview

- Modern Semi-Detached House
- Three Bedrooms
- Popular Village Location
- Off Road Parking
- Low Maintenance Rear Garden
- Good Size Lounge
- Open Plan Kitchen/Diner
- Modern Family Bathroom
- No Upward Chain
- EPC C
- Council Tax Band C



## Location

The village of Tilstock has a local inn, Church, Nursery & Primary School, Village Hall, Park 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.

## BRIEF DESCRIPTION

Offered for sale with no upward chain, this modern three bedroom semi detached house is tucked away towards the end of a peaceful cul de sac on a small development in the popular village of Tilstock. The accommodation comprises Entrance Hall, generous Lounge, fabulous open plan Kitchen/Diner, Cloakroom with WC, Three Bedrooms incorporating two doubles and a single and a modern Family Bathroom. Outside there is a double car driveway to the front and to the rear is a low maintenance enclosed garden with artificial lawn, a paved patio area and a large timber storage shed.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### MANAGEMENT COMPANY

We are advised that there is a management company set up for the maintenance of the communal areas and the cost for this is £198 per annum payable to Churchfield Management Company Ltd. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

#### SERVICES

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



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### LOCAL AUTHORITY

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

#### DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem upon reaching Tilstock village take the left hand turning towards Prees Heath and the turning for Vicarage Gardens can be found on the right hand side just after the Church.

#### 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.

#### METHOD OF SALE

For Sale by Private Treaty.

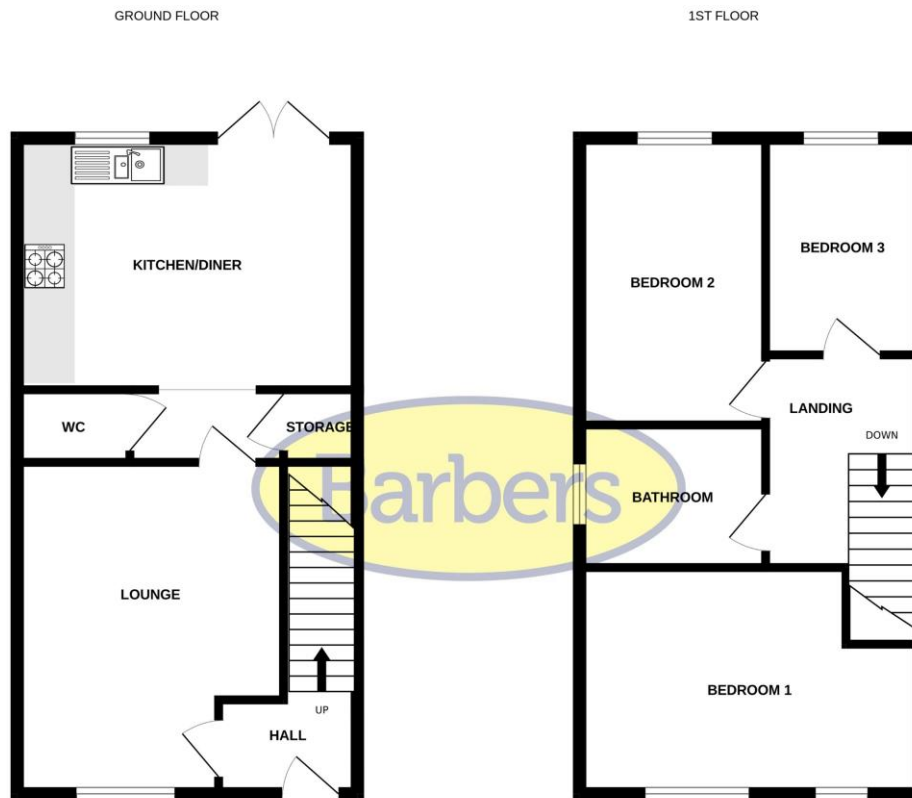
#### AML REGULATIONS

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

Please note the photographs were taken prior to the current tenant moving in.

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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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**LOUNGE**  
14' 8" x 11' 9" (4.47m x 3.58m)

**KITCHEN/DINER**  
15' 1" x 11' 2" (4.6m x 3.4m)

**BEDROOM ONE**  
15' 2" x 10' 0" (4.62m x 3.05m)

**BEDROOM TWO**  
13' 3" x 8' 3" (4.04m x 2.51m)

**BEDROOM THREE**  
9' 7" x 6' 5" (2.92m x 1.96m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**Barbers**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.