



Helping *you* move



**The Telephone Exchange, Steel Road,  
Tilstock, SY13 2JT**

Offers in Excess of  
**£35,000**

A detached brick built building formerly used as a telephone exchange, with the potential for a number of uses, subject to any necessary local authority consents. **CASH BUYERS ONLY.**



# The Telephone Exchange, Steel Road, Tilstock, SY13 2JT

## Overview

- Detached Brick Built Building
- Formerly used as a Telephone Exchange
- Potential for a number of uses\*
- \*Subject to any necessary Local Authority consent
- CASH BUYERS ONLY
- Edge of Village Location



**This is a detached brick built building formerly used as a telephone exchange which has potential for a number of uses subject to any necessary Local Authority consents. The building is surrounded by grass and a mixture of fencing and hedging and overlooks the countryside at the rear. The building is approached though a metal gate . No chain. CASH BUYERS ONLY.**

## LOCATION

This is located on the outskirts of the village of Tilstock which 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.





#### **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.

#### **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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.

<https://checker.ofcom.org.uk/>



#### **LOCAL AUTHORITY**

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

#### **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)

#### **DIRECTIONS**

From Whitchurch take the B5476 towards Wem. Pass through the village of Tilstock, and The Telephone Exchange can be found on the left hand side, 100 metres after the Horseshoes Inn.

#### **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 E. 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.

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## 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)



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.