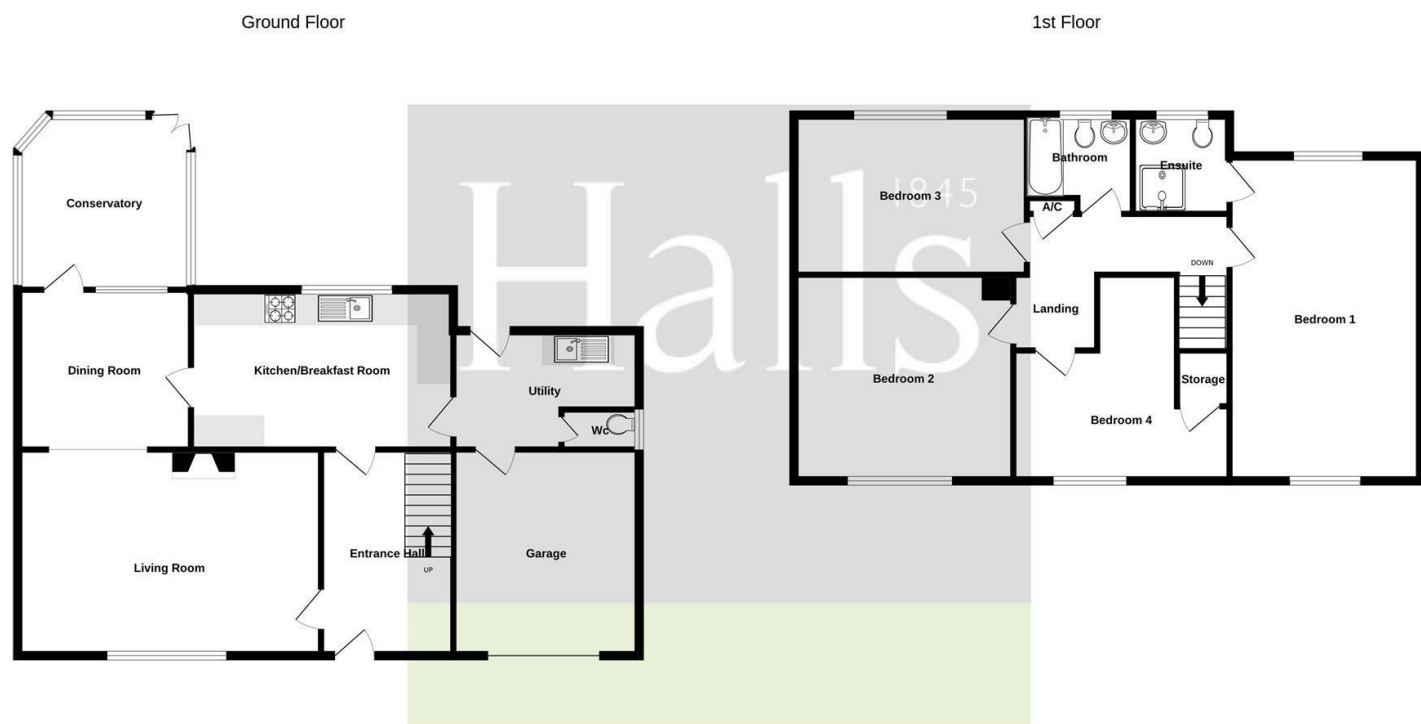


FOR SALE

Agneash Tilstock, Whitchurch, Shropshire, SY13 3NS



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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FOR SALE

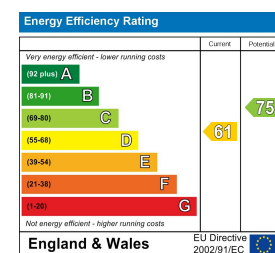
Offers In The Region Of £495,000

Agneash Tilstock, Whitchurch, Shropshire, SY13 3NS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Agneash is a wonderful and spacious detached family home sat on a secluded plot with large gardens. The property is being sold with NO CHAIN and briefly comprises reception hall, living room, dining room, conservatory, breakfast kitchen, utility & cloaks with W.C. There are 4 large double bedrooms, 2 bathrooms, large single garage, oil C.H & D.G Windows. It is located in the popular village of Tilstock.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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Whitchurch 3 miles, Prees Station 3 miles, Wrexham 17 miles, Shrewsbury 19 miles and Chester 23 miles. All distances are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious Detached Family Home
- No Upward Chain, Village Location
- Reception Hall, Living Room
- Dining Room, Conservatory
- Breakfast Kitchen, Utility, W.C
- 4 Double Bedrooms 2 Bathrooms
- Large Gardens, Drive & Garage
- Parking for 4 Cars
- Double Glazing Throughout

Location

The property is located close to the centre of Tilstock on an elevated position. Tilstock is situated amongst rolling farmland in this highly sought after part of North Shropshire.

The village itself has a pub and well regarded primary school, and a wider range of shopping, leisure and schooling can be found at nearby Whitchurch. Also at Whitchurch is a railway station and excellent road links to Shropshire, the Midlands, North Wales & the North West.

Alderford Lake is located close by with a wide range of aquatic based activities, walking, cafe and regular events.

Brief Description

Agneash (inland place - Manx Gaelic) offers spacious family accommodation on a quiet and secluded plot. The property has been well cared for over the years and there is NO CHAIN. The accommodation comprises reception hall, living room, dining room, conservatory overlooking the gardens. There is a good sized breakfast kitchen, utility room and cloaks with W.C. From the utility there is internal access to the garage. There are four large double bedrooms to the 1st floor and 2 bathrooms. The property has oil fired heating and double glazed windows.

There are large gardens to the front & rear of the house, drive for 4 cars and an integral large single garage.

Accommodation Comprises

Canopied porch and quarry tiled step leading to UPVC front entrance door.

Reception Hall

13'7" x 8'42" (4.14m" x 2.44m")
Entrance hallway with parquet flooring, radiator, understairs storage cupboard, door to kitchen and lounge, stairs to first floor.

Living Room

19'33" x 13'08" (5.79m" x 4.17m")
Large window overlooking the front garden, electric fire and marble surround, tiled hearth, radiator, wall lights, archway leading into the dining area, door to hallway.

Dining Room

11'06" x 10'03" (3.51m" x 3.05m;0.91m')
Patio doors leading into the conservatory and enjoying an outlook over the rear gardens, radiator, wall lights and door to kitchen.

Conservatory

11'01" x 11'09" (3.38m" x 3.58m")
White UPVC Conservatory, tiled flooring, electric wall mounted heater and lighting. French Doors opening up on to the large patio area and private garden.

Breakfast Kitchen

16'6" x 10'07" (5.03m" x 3.23m")
A good size breakfast kitchen with an extensive range of traditional wooden base and wall units with a laminate worktop, integrated larder style fridge/ freezer, double electric oven and gas hob, stainless steel 1 1/2 bowl sink and drainer, recessed spotlights, tiled walls, wood panelled ceiling, window over looking the rear gardens, door to hallway, dining room and utility area.

Utility

11'7" x 7'5" (3.53m" x 2.26m")
Space and plumbing for a washing machine and dishwasher, stainless steel sink and drainer, base units, tiled floor and part tiled walls, wall mounted electric heater, window, upvc rear entrance door, door to WC and door to garage.

Cloakroom

White WC and pedestal sink, window to side, tiled flooring.

1st Floor Landing

Loft hatch with pull down ladder, airing cupboard with hot water cylinder. The loft area is part boarded and has lighting.

Bedroom One

20'6" x 11'8" (6.25m" x 3.56m")
Master Bedroom benefitting from two large windows with views to front and rear, 2 x radiators, new carpet, door to ensuite.

En Suite

7'05" x 5'78" (2.26m" x 1.52m")
Walk-in accessible shower enclosure with glass door, electric shower, wall mounted shower seat, white WC and pedestal wash hand basin, tiled walls, wood panelled ceiling, laminate flooring, radiator, extractor fan, mirror with light and shaving point over, window to rear.

Bedroom Two (Rear)

14'78" x 10'12" (4.27m" x 3.05m")
Window to rear, views over garden, radiator.

Bedroom Three (Front)

13'09" x 13'9" (4.19m" x 4.19m")
Window to front, radiator.

Bedroom Four (Front)

12'3" x 13'7" (3.73m" x 4.14m")
Window to front, radiator and built in wardrobe.

Family Bathroom

7'12" x 6'7" (2.13m" x 2.01m")
White bathroom suite comprising bath with electric shower over, WC, pedestal hand wash basin, mirror with light and shaver point, tiled walls, laminate flooring, airing cupboard, window to rear.

Outside

To the front of the property there is a generous driveway with parking for several cars, lawned area with magnolia tree, conifer hedging and side entrance gate.

To the rear of the property there is a large private garden neatly enclosed by a conifer hedge, paved patio area and steps to a raised terrace with ornamental wall. There are a range of mature trees and shrubs including plum and apple trees. The oil tank is to the side of the property, there is an outside tap and a large shed with electric.

Garage

11'8" x 15'6" (3.56m" x 4.72m")
Oiled fired Worcester boiler, storage cupboards and shelving, electric garage door, lighting, consumer unit and electric meter.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1471 190424 (Draft Details)

Directions

Leave Whitchurch on the B5476 Tilstock Road. On entering the village of Tilstock turn right down a private drive just before Hollins Lane and the house is located on the left.

What 3 Words: person.rural.sticking

Council Tax - Shropshire

The current Council Tax Band is 'D'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.