

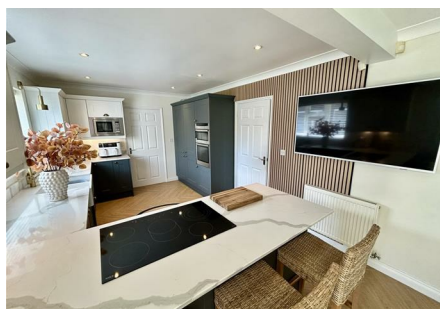
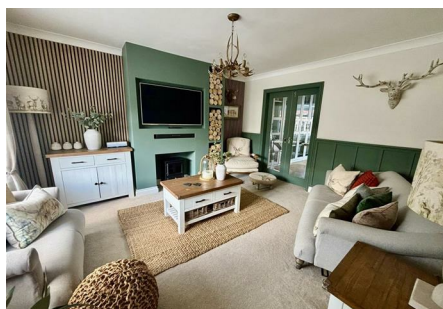


**FOR SALE**

Offers in the region of £420,000

Laurelden Lodge Drive, Tilstock, Whitchurch,  
SY13 3JW

This wonderful detached family home has been completely modernised and improved by the current owners. The property is located down a private drive in the popular village of Tilstock and briefly comprises entrance hall, cloaks with W.C, living room, large open plan kitchen/diner/garden room. There is also a spacious family room and utility room. To the 1st floor are 4 bedrooms and 2 bathrooms. There is parking to the front, gardens to the side and rear including an outdoor kitchen, dining and seating area. Viewing is highly recommended.





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



- Wonderful Detached Family Home
- Entrance Hall, Cloaks with W.C, Lounge
- Family Room, Study, Utility
- Open Plan Kitchen/Diner/Garden Room
- 4 Bedrooms, 2 Bathrooms
- Large Landscaped Gardens
- Drive for 2 or 3 Cars, Village Location
- Viewing Highly Recommended

## 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

Halls are delighted with the instruction to sell Laurelden, Tilstock Lane, Tilstock by private treaty.

This wonderful detached family home has been completely refurbished and modernised by the present owners to create an amazing property and well worth a viewing. The property is just under 1,600 sq ft and comprises an entrance hall with exposed wood panelling, wooden floor and door to a cloaks with a W.C. There is a wonderful living room with feature chimney breast with recess for a flatscreen TV and sound bar. There are large windows to the front and double doors through to the large open plan kitchen / diner / garden room. There is a bespoke kitchen with a wide range of base and wall mounted units, integrated appliances and extensive Quartz counter top surfaces. The dining area has a feature display cabinet and a there is a garden room with insulated roof overlooking the gardens. Off the kitchen is a spacious utility / laundry room. The garage has been converted to provide a spacious family room and separate study.

The stairs ascend to the spacious 1st floor landing. There is a master bedroom with fitted wardrobes and spacious and modern en-suite shower room. There are three further bedrooms and a family bathroom with feature bath and separate shower enclosure.

The property has oil fired central heating and double glazed windows.

## Outside

The property is accessed from Tilstock Lane onto Lodge Drive which is a shared private drive. The drive for the property is suitable for a number of cars and there is also provision for an EV charging point. There are good sized gardens to the front, side and rear of the property which are mainly laid to lawns. The private rear garden has a large porcelain paved patio area, seating area and newly built out door kitchen area and spacious garden store shed.



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



### Directions

From Whitchurch drive into the villager of Tilstock and turn left into Tilstock Lane. Drive past the school on the left and after about 200 metres there is a drive on the right hand side. Turn right and Laurelden is the 1st property on the left hand side.

### What 3 Words

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### Schooling

The property lies within a convenient proximity to a number of well regarded state and private schools including Tilstock C of E School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

### Anti-Money Laundering (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

WH1626 120525

### Council Tax - Shropshire

The current Council Tax Band is 'E' on the Shropshire Council Register.

### Services

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.

### Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

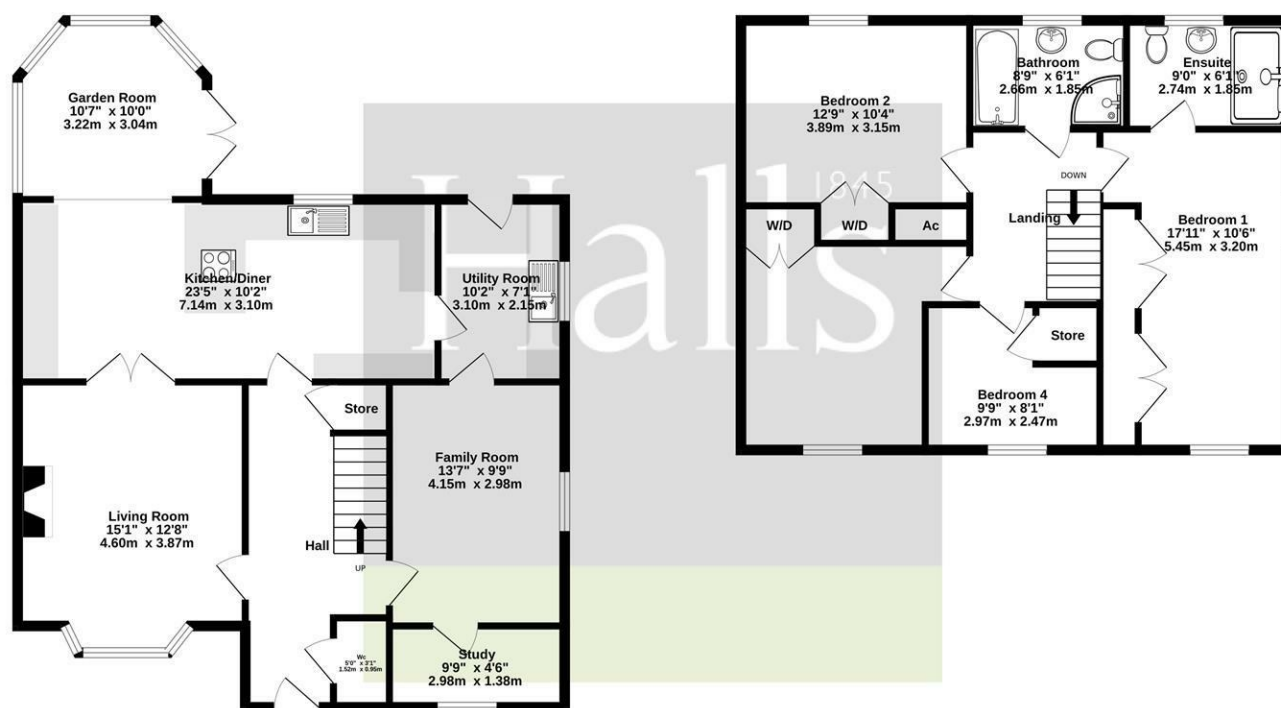


# FOR SALE

## Laurelden Lodge Drive, Tilstock, Whitchurch, SY13 3JW

Ground Floor  
905 sq.ft. (84.1 sq.m.) approx.

1st Floor  
730 sq.ft. (67.8 sq.m.) approx.



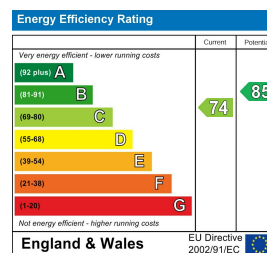
TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.

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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**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 Ratings



01948 663 230

**Whitchurch Sales**

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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