



FOR SALE

Offers in the region of £262,500

13 Vicarage Gardens, Tilstock, Whitchurch,
SY13 3JD

This is a well presented modern 3 bed semi detached house. The property has £10,000 worth of extras and is being sold with NO UPWARD CHAIN. The property briefly comprises entrance hall, living room, kitchen/diner, cloaks with W.C, 3 bedrooms, family bathroom, parking for two cars and a good sized enclosed rear garden.



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



- Modern 3 Bed Semi Detached Home
- No Upward Chain, Parking for 2 Cars
- Ideal for First Time Buyers or Investors
- Viewing Highly Recommended
- Good Sized Rear Garden
- Village Location Close to Whitchurch Town
- Excellent Energy Efficiency
- Views Over Adjoining Countryside

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 to be instructed to sell 13 Vicarage Gardens by private treaty.

This 3 bedroom property was built in 2022 by Hollins Homes and is finished to an excellent standard and has Amtico wood effect flooring through the ground floor. The property is ideal for a First Time Buyer / Investor. It has an EPC rating of C and the property comprises a front door that opens into an entrance hall. Door through to the spacious living room with windows to the front. There is a door through to an inner hall where there is an under stairs cupboard and door to cloakroom with W.C and wash hand basin. There is a large kitchen / diner and the fully fitted kitchen has a wide range of base and wall mounted units, worktop surfaces, drainer sink unit and oven and hob. There is an integrated fridge / freezer, plumbing for a washing machine and windows over the looking the rear garden. There is a sizeable dining area with double doors out to the patio and garden.

The stairs ascend from the hall to the landing which has a useful store / linen cupboard. There are two double bedrooms and a large single bedroom and all of bedrooms have Amtico wood effect flooring. There is a modern bathroom suite with a panelled bath with shower over, low flush W.C, wash hand basin and window. The property has LPG heating and double glazed windows.

Outside & Gardens

The property is accessed off Vicarage Gardens to a double width drive suitable for two cars. There is a small garden to the front. There is access down the side of the house into the rear garden. The garden comprises a patio area, lawns and garden storage shed. The garden is bordered by close border fencing.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



Directions

From Whitchurch drive into the villager of Tilstock and turn left into Tilstock Lane. Continue along the road for about 300 metres and turn right into Vicarage Gardens. The property is located towards the bottom of the road on the left hand side.

What 3 Words

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Schooling - Tilstock

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) CHECKS

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
WH1677 270825

Council Tax - Shropshire

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

Local Authority - Shropshire

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

Services

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

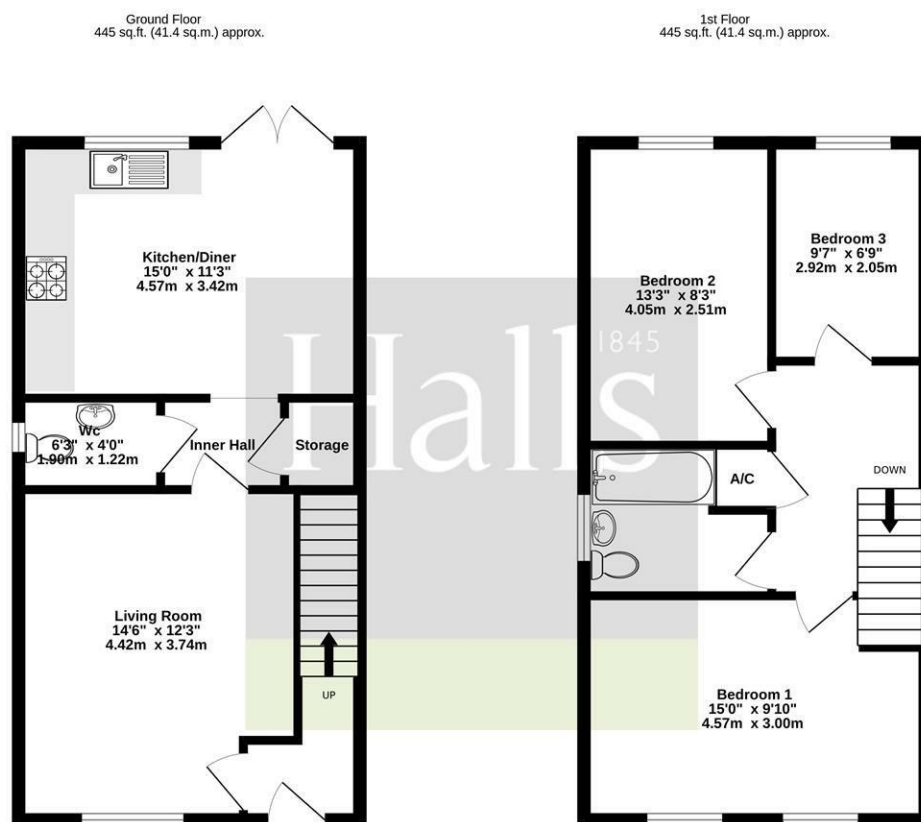
Tenure - Freehold

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

There is a current annual service charge of £200 to the management company that look after the development.

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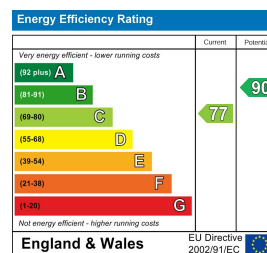
TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx.

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 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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