





**19 Vicarage Gardens, Tilstock, Whitchurch, SY13 3JD  
Offers In The Region Of £260,000**

This recently constructed three-bedroom semi-detached home is set within an attractive development in the highly sought-after area of Tilstock. Built in 2022 by Hollins Homes, the property is finished to a high standard throughout.

The accommodation briefly comprises an entrance hall, living room, open-plan kitchen/diner with French doors opening onto the rear garden, along with a downstairs WC. To the first floor, the principal bedroom benefits from fitted wardrobes, complemented by two further bedrooms and a contemporary family bathroom. Externally, the property offers a double-width driveway providing parking for two vehicles, along with a generously sized rear garden that enjoys views over the surrounding countryside.



The property enjoys an elevated position close to the centre of Tilstock, a village set amidst attractive rolling countryside in this highly desirable area of North Shropshire. Tilstock offers a public house and a well-regarded primary school, both within easy walking distance of the property. A broader selection of shops, leisure facilities, and schooling can be found in nearby Whitchurch, which also benefits from a railway station and excellent road connections to Shropshire, the Midlands, North Wales, and the North West. Alderford Lake is also close at hand, offering a variety of water-based activities, scenic walks, a café, and a programme of regular events..

**Entrance Hall**

With wood effect flooring and radiator. Door leads through to:

**Living Room**

With wood effect flooring, feature panelling to one wall and window to the front.

**Kitchen/ Diner**

Fitted with a range of modern units and worktops, with a twin bowl sink inset with stainless steel mixer tap. Appliances include an integrated oven with extractor hood above, integrated dishwasher, and an integrated fridge/ freezer, space for a washing machine. Half tiling to walls, wood effect flooring, radiator, useful understairs storage cupboard and French doors leading out onto the rear garden.

**Downstairs WC**

Fitted with a white suite comprising low level flush WC, wash hand basin, half tiling to walls, window to the side, wood effect flooring and radiator.

Stairs lead up to the first floor

**Bedroom One**

With fitted carpets, fitted wardrobes, radiator and two windows to the front enjoying views of the surrounding countryside.

**Bedroom Two**

With fitted carpets, radiator and window to the rear.

**Bedroom Three**

With fitted carpets, radiator and window to the rear.

**Family Bathroom**

With modern white suite comprising bath, wash hand basin and low level flush WC, heated towel rail, tiled surrounds, radiator and window to the side.

**Outside**

The property is approached over paved double width driveway providing parking for two

vehicles. The rear garden is a particular feature of the property, mainly laid to lawn with paved sun terrace, adjacent to the kitchen/ diner, perfect for dining alfresco. The garden is enclosed by fencing and hedging, with side access leading to the front of the property.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 3 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

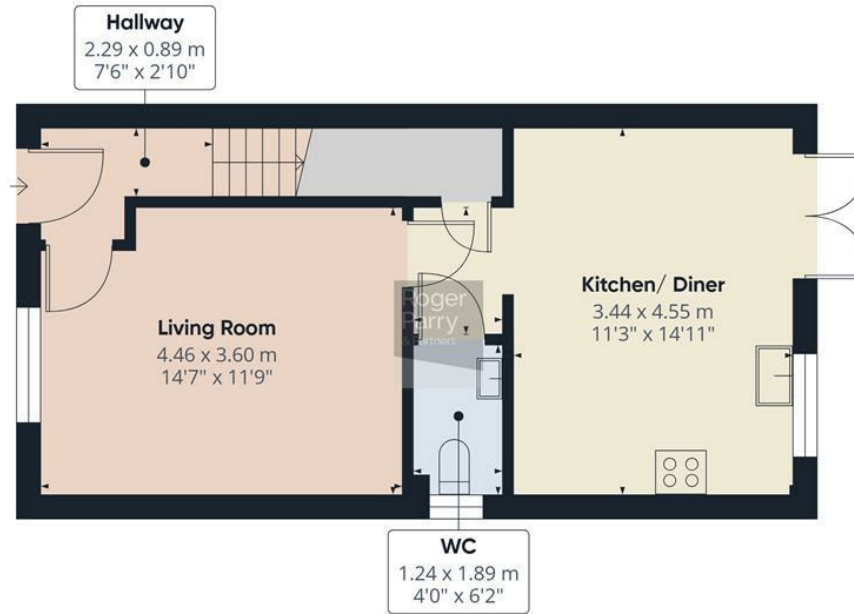
**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

**Agents Notes**

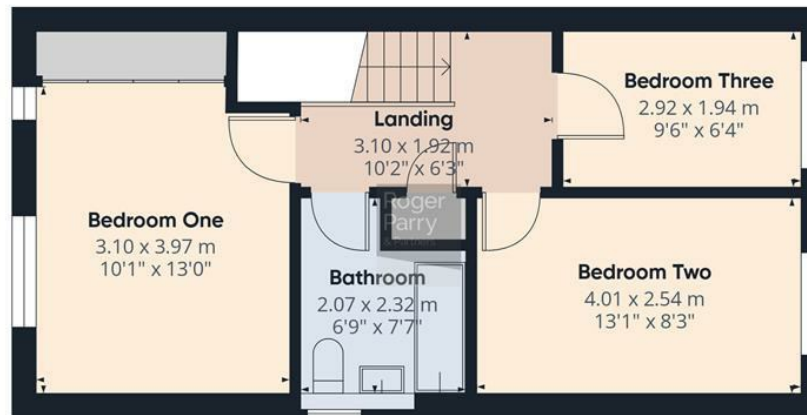
There is a current annual service charge of £200 to the management company that look after the development.

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Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
80.5 m<sup>2</sup>  
866 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.