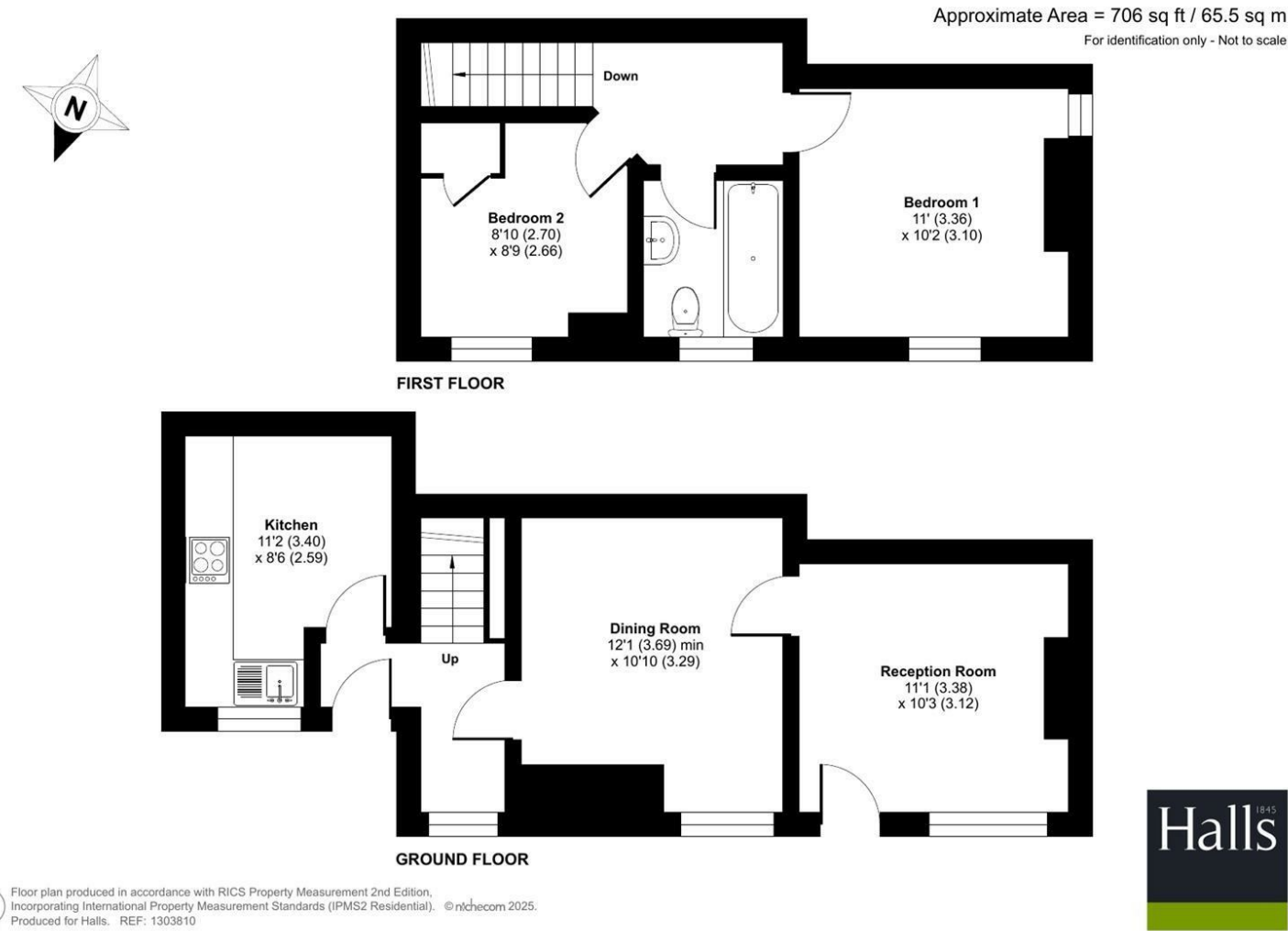


FOR SALE

6 Tilley Village, Wem, Shrewsbury, SY4 5HE



FOR SALE

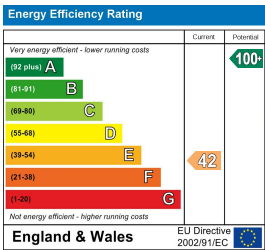
Offers in the region of £235,000

6 Tilley Village, Wem, Shrewsbury, SY4 5HE

**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



A charming two-bedroom end of terrace period country cottage boasting much improved internal accommodation, driveway parking, and very generous gardens which feature a range of outbuildings and border open fields, enviably positioned in a popular village close to Wem.



01691 622602

**Ellesmere Sales**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)



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Wem (0.5 miles), Ellesmere (10 miles), Shrewsbury (11 miles), Oswestry (18 miles).


All distances approximate.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Country Cottage
- Much Improved
- Character Features
- Generous Gardens
- Useful Outbuildings
- Village Location

**DESCRIPTION**  
Halls are delighted with instructions to offer 6 Tilley Village for sale by private treaty.

6 Tilley Village is a traditional end of terrace country cottage which has been subject to a range of improvement works by the current vendor and now provides over 700 sq ft of characterful living accommodation arranged across two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen, Dining Room, and Living Room, together with two first floor Bedrooms and a family Bathroom.

The property is complemented by generous gardens which extend, in all, to around 0.14 acres and border open fields to the north, whilst, at present, featuring a large expanse of lawn interspersed by a number of floral beds, with the gardens usefully containing a number of versatile outbuildings, predominately utilised for general storage but, notably, comprising a detached garden "cottage" which, we understand, was previously utilised as an Annexe; this now requiring improvement work in order to serve a variety of onward usages, be that as a Summerhouse, Garden office, or guest accommodation (LA consent permitting).

**SITUATION**  
The property occupies a pleasant position alongside open fields within the village of Tilley, which boasts a traditional country public house and access to a range of country lanes and footpaths, ideal for those with rambling, cycling or equestrian interest, whilst retaining a convenient proximity to the market town of Wem, which lies a short distance to the north and provides a respectable range of day-to-day amenities, including Schools, Convenience Shops, Public Houses, an array of independent shops, and a train station offering easy access to the wider area. The county town of Shrewsbury sits approximately 11 miles to the south and enjoys a comprehensive range of facilities, including cultural and artistic attractions.

**SCHOOLING**  
Within a comfortable proximity are a number of well-regarded state and private schools, including St.Peters C of E Primary, Thomas Adams School, Woodlands School, Clive C of E Primary, Newtown C of E Primary, Lakelands Academy, Ellesmere Primary, Ellesmere College, Packwood Haugh, and Adcote School for Girls.

**DIRECTIONS**  
Leave Wem to the south via Mill Street, taking a right hand turn onto Tilley Road as Mill Street bends to the left. Continue on Tilley Road for around 0.3 miles until, when reaching a T junction in the centre of the village, turn left where the property will be situated shortly after on the left, identified by a Halls "For Sale" board.

**W3W**  
///purest.bleak.mourner

**THE PROPERTY**  
The property provides principal access via a door positioned to the side of the property and accessed immediately off the driveway, this opening into an Entrance Hallway where stairs rise to the first floor and a door leads to the left into a Kitchen, this featuring a selection of base and wall units with work surfaces over, alongside planned space for white goods and a window onto the side elevation.

Turning right from the Entrance Hall, one enters a versatile Dining Room offering scope for a variety of usages, be that for formal dining, a family room, or study/office area, this then leading through to a cosy Living Room with centrally positioned multi-fuel burner, window onto the side, and secondary access door.

Stairs rise from the Entrance Hall to a first floor landing where doors opens into two well proportioned Bedrooms, with Bedroom Two enjoying a recessed storage/wardrobe, and Bedroom One boasting dual-aspect windows. Completing the living accommodation is a family Bathroom containing a modern white suite which comprises a bath, low flush WC, and hand basin.

**OUTSIDE**  
The property is accessed off a quiet country lane onto a driveway positioned to the side of the property and providing space for a number of vehicles, this leading on to particularly notable rear gardens which extend, in all, to around 0.14 acres and feature expanses of lawn intersected by a paved walkway and interspersed by a range of floral beds.

The gardens also contain a range of versatile outbuildings, these of a mixture of timber, block, and brick construction and ideal for general storage. Most notably, the property boasts a detached garden "cottage", this, we understand, has previously been utilised as an Annexe and which now requires a scheme of improvement works in order to serve a variety of future usages, be that as a Summerhouse, Garden Office, or guest accommodation (LA consent permitting).

**THE ACCOMMODATION COMPRISES**  
- Ground Floor -  
Kitchen: 3.40m x 2.59m  
Inner Hallway:  
Living Room: 3.38m x 3.12m  
Dining Room: 3.69m x 3.29m

- First Floor -  
Bedroom One: 3.36m x 3.10m  
Bedroom Two: 2.70m x 2.66m  
Family Bathroom:

**SERVICES**  
We understand the property benefits from mains water and electrics, Drainage is to a private system.

**TENURE AND POSSESSION**  
The property is said to be of freehold tenure and vacant possession will be granted upon completion.

**LOCAL AUTHORITY**  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

**COUNCIL TAX**  
The property is shown as being within council tax band B on the local authority register.

**VIEWINGS**  
By appointment through Halls, The Square, Ellesmere, SY12 0AW.

**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.