



FOR SALE

Offers in the region of £295,000

3 Tilstock, Whitchurch, SY13 3NS

This is a wonderful opportunity to own a spacious semi detached cottage in the heart of the village of Tilstock. The property is being sold with NO CHAIN and comprises a reception hall, large living room with open fire. There is a spacious dining room, kitchen, utility and W.C. To the first floor are three double bedrooms and two bathrooms. There is parking to the side, detached garage and a large rear garden. It has LPG heating and double glazed windows.



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



- **Spacious Semi Detached Home**
- **Available with NO CHAIN**
- **Log Burner**
- **Ample Parking**
- **Rear Lobby, Utility**
- **Two Bathrooms, Large Gardens**

Location

The property is located close to the centre of Tilstock. 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 3 Tilstock by private treaty.

The accommodation comprises a front entrance door that opens into spacious entrance hall with a radiator and wood laminate flooring. There is a large living room with feature fire place and log burner. The lounge has windows to the front and patio doors to the rear gardens. There is a spacious dining room with windows to the front and a feature brick fireplace and exposed beams to the ceiling. Off the hall is the kitchen which has a wide range of base and wall mounted units, work top surfaces and drainer sink unit. There is an electric oven and hob, space for dishwasher and space for a fridge freezer. There is a cloaks area and door to understairs store. Off the cloaks area is a door to the W.C. There are windows and door from the kitchen to the rear entrance lobby with windows and door to the garden, store cupboards and shelving. Off this is an open door way through to the utility room which comprises worktop surfaces space and plumbing for a washing machine & tumble dryer. There is also a wall mounted LPG fired boiler.

The stairs ascend from the hall to the first floor landing where there is a window to the rear garden. There is a master bedroom with windows to the front, fitted wardrobe and space above the stairs for storage. There is a door to a modern en-suite with large walk in shower, wash hand basin, towel radiator, window and W.C. There are two further double bedrooms and a modern family bathroom with P-shaped bath with shower above, W.C and wash hand basin. There is a window and towel radiator. The property has double glazed windows, LPG heating, cavity wall insulation and low energy lightbulbs.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Outside & Gardens

The property is accessed from the road to a drive suitable for a number of cars. The drive then continues to a detached garage. There are large gardens to the rear which mainly comprise lawns, patio and to the rear of the garage is a large kitchen garden.

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 right.

What 3 Words

///minds.marshes.adhesive

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.

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.

Council Tax - Shropshire

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

Local Authority - Shropshire

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

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH11722 231225

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

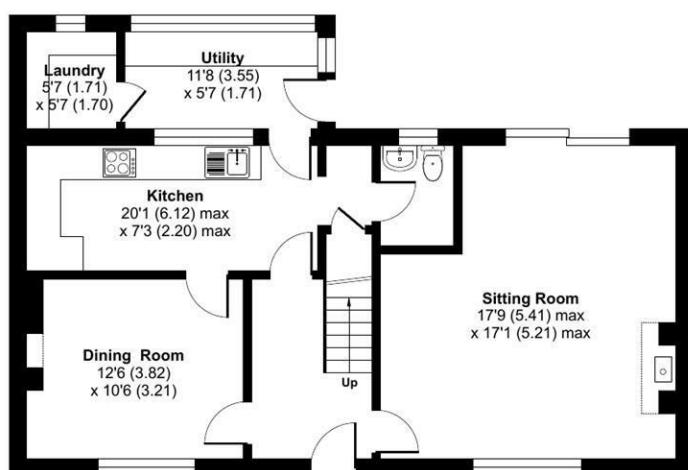
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

FOR SALE

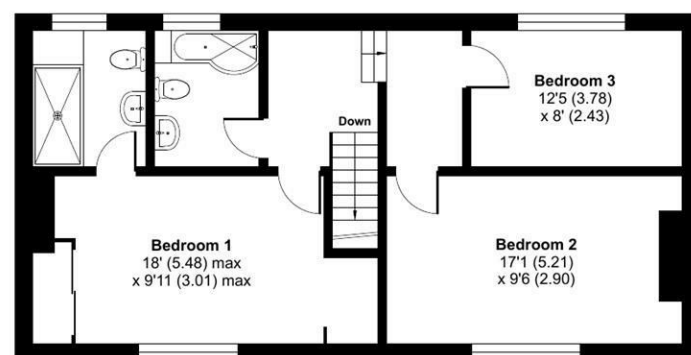
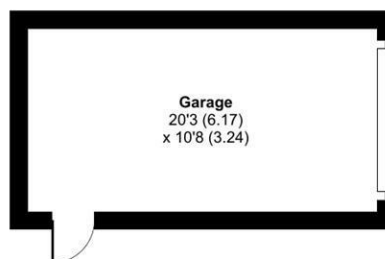
3 Tilstock, Whitchurch, SY13 3NS



Approximate Area = 1469 sq ft / 136.5 sq m
 Garage = 215 sq ft / 19.9 sq m
 Total = 1684 sq ft / 156.4 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

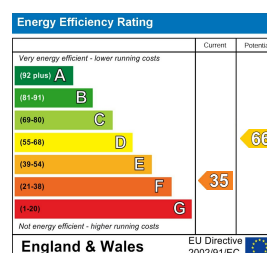


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Halls. REF: 1393714

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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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