

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecomm 2026. Produced for Halls. REF: 1432901



SUNNY BANK HOLLINS LANE TILSTOCK | WHITCHURCH | SHROPSHIRE | SY13 3NU

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	70
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

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www.hallsgb.com

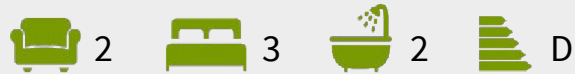


Sunny Bank is a spacious detached semi rural family home. The property comprises a large decked area to the front, entrance hall and living room. To the rear is an excellent extension with a large dining and garden room, there is a modern kitchen, large utility / rear entrance hall. There are three bedrooms and two bathrooms. The property has oil fired heating and double glazed windows. There are landscaped gardens, outdoor kitchen and covered seating area, garage/workshop and parking.

Fixed Asking Price £400,000

1. 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. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Wonderful Detached Family Home
- Village Location, Viewing Essential
- Large Decked Area to the Front
- Extended Spacious Accommodation
- Large Landscaped Rear Gardens
- Outdoor Kitchen & Dining Area

LOCATION

The property is located towards the edge of the village of Tilstock 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, a cafe and regular events.

Road:
There is excellent access to the A41 & A49 giving access to Chester, Shrewsbury and the rest of Shropshire, North Wales and the North West.

Rail:
Whitchurch railway station is 3 miles away and this links to Crewe Station which gives access to the West Coast Mail Line, allowing access to London in under two hours. The local line is the Cardiff to Manchester Piccadilly line via Wem, Shrewsbury and Nantwich.

Air:
Located within 1 hour of both Manchester & Liverpool John Lennon Airports providing quick and easy access to all European and wider international travel.

Sporting:
A wide range of sports, leisure clubs and activities are close by in Whitchurch including rugby, golf, football, cricket, hockey, bowls & tennis. Whitchurch also now has a newly opened leisure centre and gym.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Sunny Bank for sale by private treaty..



Sunny Bank is a wonderful detached single storey family home located on the edge of the village of Tilstock. The property measures approx. 1,200ft² and the property is located in a quiet part on the edge of the village of Tilstock and has wonderful views from the front looking over the surrounding countryside.

The property comprises a large decked area to the front with door into the entrance hall. Within the hall are double doors to a very useful store room, there is also an airing cupboard and loft hatch with ladder to a part boarded loft. There is a large living room with double doors to the decked area at the front and feature fire place with flame effect fire.

Off the living room are sliding doors to the large dining and garden room with windows and doors to the rear gardens and a sky light. The property has a modern kitchen with a range of base and wall mounted units, counter tops, electric oven and hob, drainer sink unit with Kettle filter / boiling water tap. There are also integrated appliances including dishwasher, fridge / freezer. Off the kitchen is a door that opens into the large utility / rear entrance hall. There are laundry facilities, window and door to the rear gardens and drive.

Off the hall are the three double bedrooms. The main bedroom has en-suite with small bath with shower over, W.C and vanity unit and wash hand basin. There is a radiator, window and electric under floor heating. The second bathroom is a shower room and has a large shower enclosure, vanity unit with wash hand basin and W.C. There is a window, radiator and tiled effect laminate floor. The property has oil fired heating and double-glazed windows.

OUTSIDE & GARDENS

The drive is accessed from Hollins Lane to a long drive with double gates that lead to the parking area and garage. The front garden is mainly laid to lawns and there is a path and steps leading to the decked area. There is also an area of lawn adjacent to the lane and an attractive raised flower border. There is a wonderful rear garden with a raised companion flower bed with fruit trees, vegetables and plants. There is also a green house and useful bin storage area. To the rear of the property is a slate seating area and open outdoor kitchen, dining and entertaining space which has power and lighting. At the end of the drive is a further parking and turning area and an oversize 1/1/2 length garage and workshop with power and lighting.

DIRECTIONS

WHAT 3 WORDS

///beams.leans.mountains



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
WH1

LOCAL AUTHORITY - SHROPSHIRE

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

COUNCIL TAX - SHROPSHIRE

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

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.

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.

