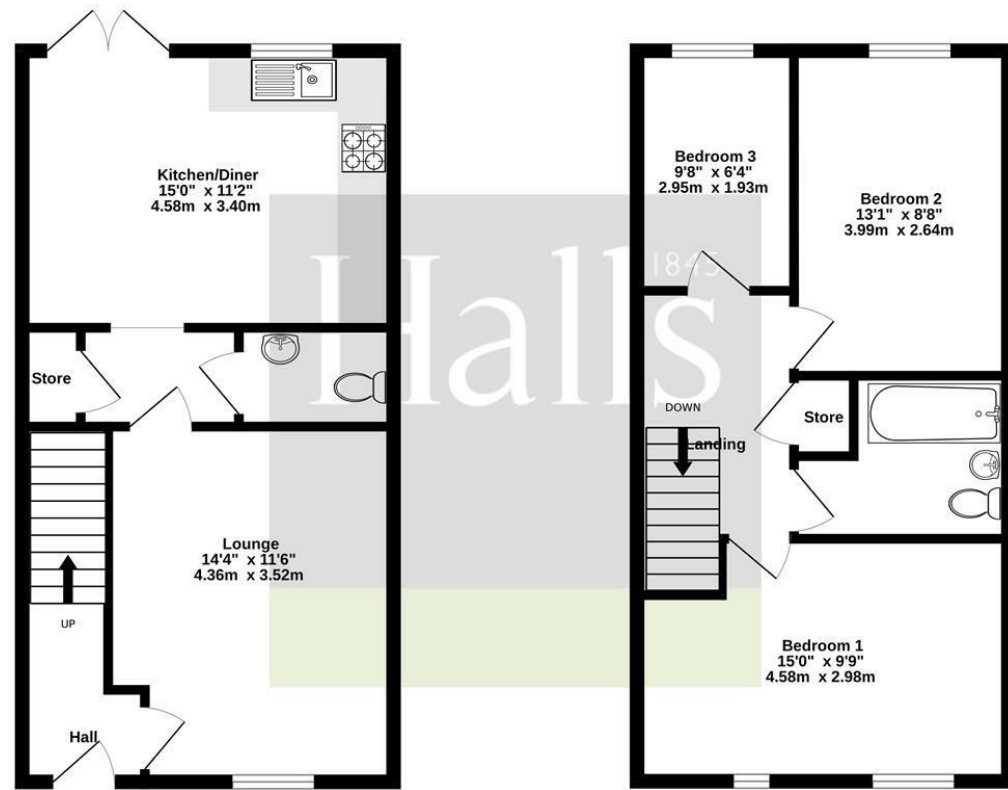


Ground Floor
442 sq.ft. (41.1 sq.m.) approx.

1st Floor
442 sq.ft. (41.1 sq.m.) approx.

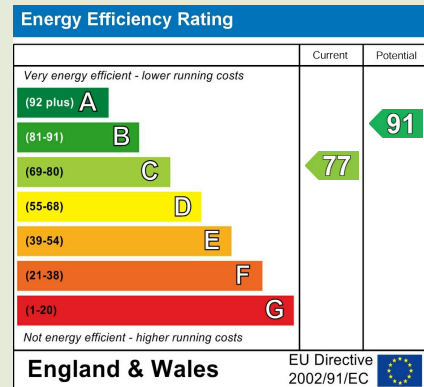


TOTAL FLOOR AREA : 884 sq.ft. (82.2 sq.m.) approx.

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.
Made with Metrosix 62026



15 VICARAGE GARDENS TILSTOCK | WHITCHURCH | | SY13 3JD



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.



This is a well presented modern 3 bed semi detached house. The property is finished to an excellent standard and viewing is highly recommended. The property briefly comprises entrance hall, living room, kitchen/diner, store room, cloaks with W.C, 3 bedrooms, family bathroom, parking for two cars and a good sized enclosed rear garden.

Fixed Asking Price £255,000

Halls 1845 WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

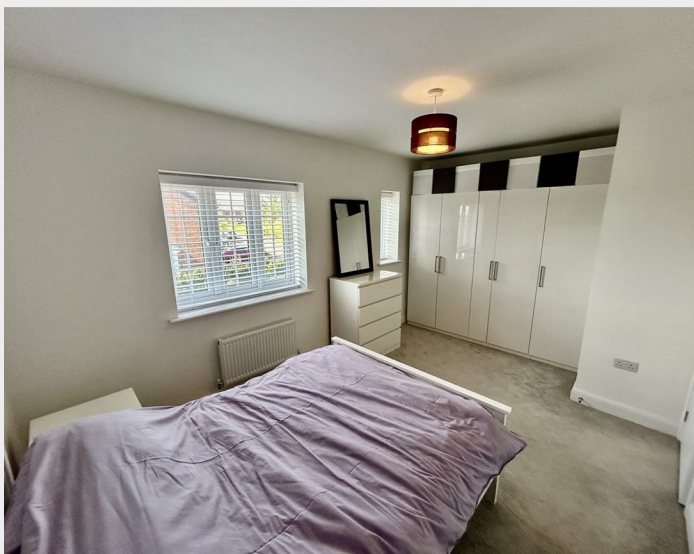
01948 663230 ✉ whitchurch@hallsgb.com

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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.



- Modern Semi Detached House
- Village Location, Views
- Ideal 1st Time Buy / Investment
- Large Enclosed Rear Gardens
- Double Width Drive
- Viewing Highly Recommended

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 which is conveniently located just a short walk away from the property. There is 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 selling this wonderful semi detached home by private treaty.



This three bedroom property was built in 2022 by Hollins Homes and is finished to an excellent standard. 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, and washing machine. There are windows and double doors over the looking the rear 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. 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 block paved double width drive suitable for two cars. There is a small garden to the front and access down the side of the house into the spacious rear garden. The garden comprises a patio area and lawns. The garden is bordered by close border fencing.

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

///herds.sanded.blotting

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.

LOCAL AUTHORITY - SHROPSHIRE

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

COUNCIL TAX - SHROPSHIRE

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1777 070426

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.