



Halls 1845

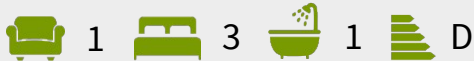
21 HAWKSTONE VIEW

TILSTOCK | WHITCHURCH | SY13 3JN



An exceptionally well-presented and comprehensively renovated three-bedroom family home, having been completely modernised to an excellent standard by the current owners. The property benefits from a new electrical installation, new plumbing, replacement windows and air source heating, together with a generous rear garden backing onto farmland and excellent access to Whitchurch, Wem and the surrounding road network.

Offers in the region of £265,000



- Refurbished and Improved Semi Detached Home
- Village Location and No Upward Chain
- Large Rear Gardens and Views over Fields
- Landscaped Front Garden & Drive
- Laundry Room & Outside W.C
- Viewing Highly Recommended

LOCATION

Tilstock is a popular and well-established village situated just south of the market town of Whitchurch in North Shropshire. The village enjoys a peaceful semi-rural setting whilst being particularly convenient for access to the excellent range of amenities available in Whitchurch.

Tilstock has a strong community atmosphere and is surrounded by attractive countryside, with numerous quiet lanes and footpaths providing excellent opportunities for walking and cycling. The village is also home to Tilstock Parish Church, Tilstock Primary School, a village hall and popular tennis courts. It also benefits from its proximity to Whitchurch's schools, shops and recreational facilities.

One of the major advantages of 21 Hawkstone View is its excellent communications. The property is conveniently positioned for the A41 and A49, providing easy access towards Whitchurch, Wem, Shrewsbury and the wider region. The A41 gives particularly convenient access to Whitchurch and Market Drayton, whilst the A49 provides a direct route south towards Shrewsbury and north towards the wider Cheshire area.

Whitchurch is only a short distance away and provides an excellent range of independent shops, supermarkets, cafés, restaurants, public houses, schools and leisure facilities. The town also benefits from a railway station, with services providing convenient connections towards Chester and Shrewsbury, with onward connections to larger regional centres.

The market town of Wem is also readily accessible and provides a useful range of everyday amenities, whilst Shrewsbury is within comfortable travelling distance and offers extensive shopping, cultural, recreational and professional facilities.

BRIEF DESCRIPTION



21 Hawkstone View represents a particularly exciting opportunity to acquire a home which has undergone a comprehensive programme of renovation and improvement, creating a stylish and comfortable property that is ready to move straight into.

The accommodation is approached via an entrance hall which leads into the principal living accommodation. The living room provides a comfortable reception space, whilst the kitchen/diner forms the heart of the home and has been fitted with a contemporary range of kitchen units, work surfaces and integrated appliances. These include an integrated dishwasher, electric oven and hob, together with space for a fridge freezer. The dining area provides ample room for family meals and entertaining and there is an understairs store / pantry.

To the first floor are three good-sized bedrooms, together with a particularly spacious family bathroom.

The property has been comprehensively updated and benefits from rewiring, replumbing, new windows and an air source heating system, making this an exceptionally low-maintenance and energy-conscious home.

OUTSIDE & GARDENS

To the front of the property is an attractively landscaped garden with a driveway providing off-road parking for two vehicles.

The rear garden is a particular feature of the property. Immediately adjoining the house is a large decked area, providing an excellent space for outdoor dining, entertaining and relaxing. There is also a useful laundry room and outside W.C., adding considerably to the practical nature of the accommodation.

Beyond this is a long and substantial rear garden, which backs directly onto open farmland. The garden provides an excellent area for children to play and offers plenty of scope for family recreation, gardening and outdoor entertaining. The open outlook to the rear provides a lovely rural feel and is an increasingly rare feature for a modern family home.

DIRECTIONS

Leave Whitchurch on the B5476 Tilstock Road. On entering the village of Tilstock continue into the village and turn left into Tilstock Lane. Drive past the village hall and primary school and Hawkstone View is on the left hand side.

WHAT 3 WORDS

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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 £36 (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 'B' on the Shropshire Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1858 020926

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

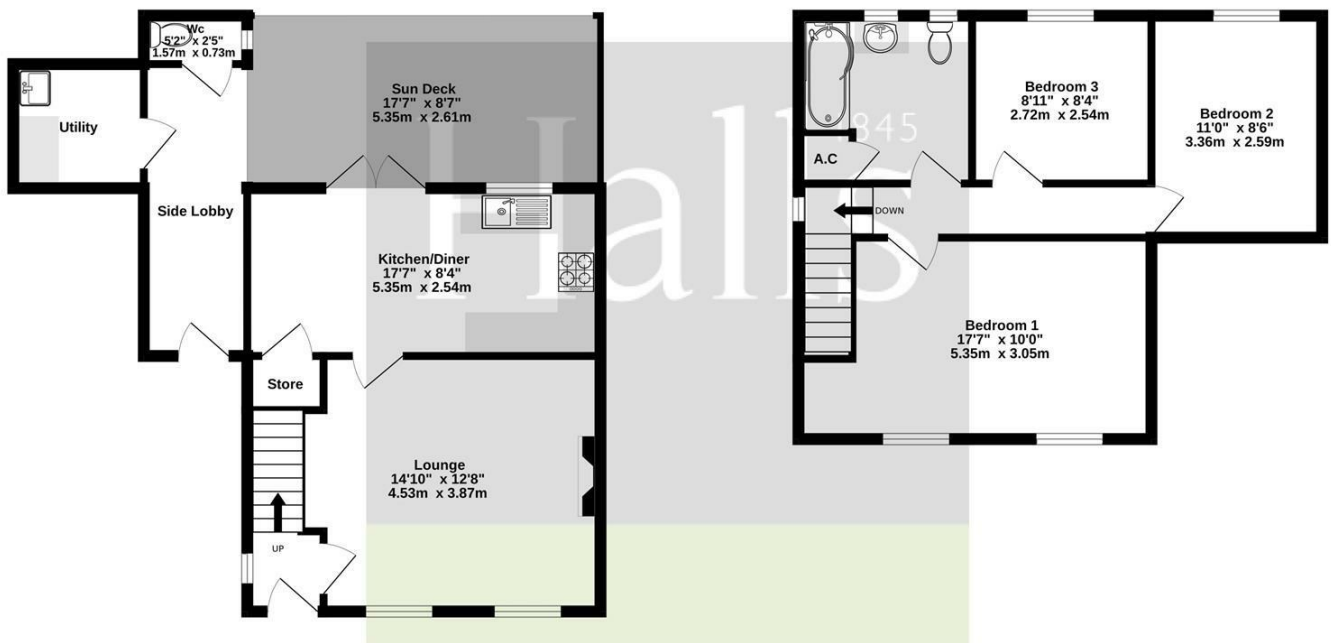
We believe that mains water, electricity and drainage are available to the property. The heating is via an air source heat pump to radiators.

TENURE - FREEHOLD

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

Ground Floor
493 sq.ft. (45.8 sq.m.) approx.

1st Floor
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

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