



Modern Detached Family House

4 Double Bedrooms (2 En-Suite)

3 Reception Rooms

Conservatory Addition To Rear

Upgraded Kitchen/Breakfast Room

Faces Lawned Communal Area

12 Church Close
Tilstock, Nr Whitchurch SY13 3JH

Offers in the Region Of £395,000



If you are looking for a spacious family home with views across a lawned communal area and a garden that is not directly overlooked from the rear, then your luck is in!

Without a doubt, this is a good-sized property including a spacious hall and galleried landing, 4 double bedrooms (2 en-suite), 3 reception rooms plus an upgraded kitchen/breakfast room and a conservatory addition.

That equates to a lot of bricks and mortar for your money.

The rear garden is a suntrap and is enclosed for the safety of children and pets, whilst the long driveway provides parking for several vehicles, in addition to the single garage.

It was built by Charles Church Homes around 2011 and is situated on a select residential development. If you have ever been to Church Close, you will know that it is one of the nicest small village developments that you are likely to find in the area. If you haven't, then it is about time that you did!

The property is well placed within walking distance of the centre of the village, which is served by its own pub, church, nursery and primary school, village hall, bowling and tennis clubs. Bus services provide travel to Shrewsbury and Whitchurch. There is a real sense of belonging to a community when living here, with more comprehensive facilities in nearby Whitchurch and Wem.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

Services

Mains water, electricity and drainage.

Central Heating

Worcester oil fired central heating boiler supplying radiators and hot water.

Tenure

Freehold.

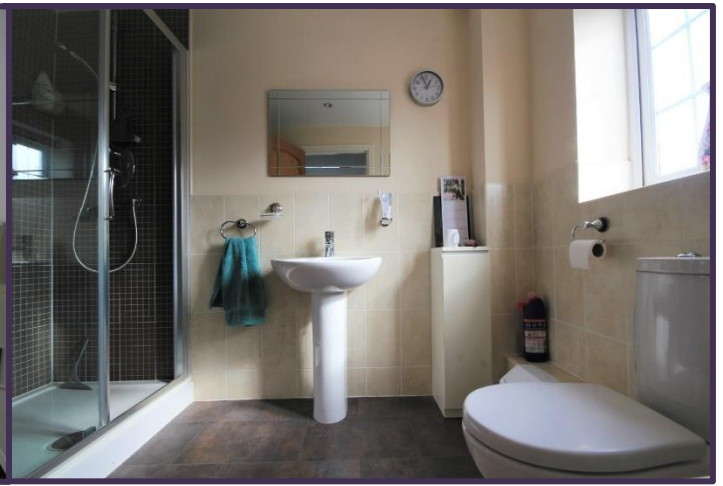
Council Tax

Shropshire Council - Tax Band E.

Agents Note

The block paved access road is not yet adopted by the Local Authority and is maintained (along with the lawned communal area) by the developer, whereas the tarmac access driveway to the house is shared with 4 other properties that are responsible for the maintenance thereof.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Spacious Entrance Hall 21' 4" x 5' 5" (6.50m x 1.65m)

Corniced ceiling, radiator, wood effect flooring and staircase to first floor.

Cloakroom 5' 11" x 3' 5" (1.80m x 1.04m)

Pedestal wash hand basin and close coupled WC, extractor fan, wood effect flooring and radiator.

Study 11' 5" x 8' 1" (3.48m x 2.46m)

Wood effect flooring and radiator.

Dining Room 11' 6" x 8' 6" (3.50m x 2.59m)

Wood effect flooring and radiator.

Lounge 17' 10" x 12' 7" (5.43m x 3.83m)

Wood effect flooring, corniced ceiling, 2 radiators, fireplace incorporating log burning stove and double glazed patio doors leading to: -

Conservatory 12' 6" x 10' 7" (3.81m x 3.22m)

Ceramic tiled floor and uPVC double glazed windows, roof and french double doors leading to rear garden.

Kitchen/Breakfast Room 15' 5" x 13' 5" (4.70m x 4.09m) *narrowing to 11' 5" (3.48m)*

An upgraded kitchen with stainless steel sink inset in solid granite worktops with drawers, cupboards and integral dishwasher below, 4 ring electric ceramic hob with illuminated extractor hood above, split level cooker comprising electric double oven and grill with microwave above, wall cupboards with lighting below, integral upright fridge/freezer, full height sliding larder unit, recessed ceiling spotlights, ceramic tiled floor, radiator and built-in cloaks cupboard with hanging rail.

Utility Room 6' 8" x 5' 3" (2.03m x 1.60m)

Stainless steel sink and drainer inset in worktop with cupboard, storage for appliances and plumbing for washing machine below, wall cupboards, ceramic tiled floor and radiator.

FIRST FLOOR

Galleried Landing 17' 5" x 6' 2" (5.30m x 1.88m)

Access to part boarded loft access hatch with ladder, light and power. Radiator and airing cupboard with pressurised hot water cylinder.

Master Bedroom 15' 5" x 10' 3" (4.70m x 3.12m)

Range of 5 double-door wardrobes with double height hanging rails and shelving. Radiator.

En-Suite Shower Room 8' 9" x 6' 1" (2.66m x 1.85m)

Shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Part tiled walls, extractor fan, recessed ceiling spotlights and heated towel rail.

Bedroom 2 12' 5" x 8' 9" (3.78m x 2.66m)

Range of 3 double-door wardrobes with hanging rail and shelving. Radiator.

En-Suite Shower Room 2 11' 10" x 4' 6" (3.60m x 1.37m)

Shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Part tiled walls, extractor fan, recessed ceiling spotlights and radiator.

Bedroom 3 11' 5" x 8' 8" (3.48m x 2.64m)

Radiator.

Bedroom 4 10' 10" x 8' 3" (3.30m x 2.51m)

Radiator.

Family Bathroom 8' 3" x 6' 3" (2.51m x 1.90m)

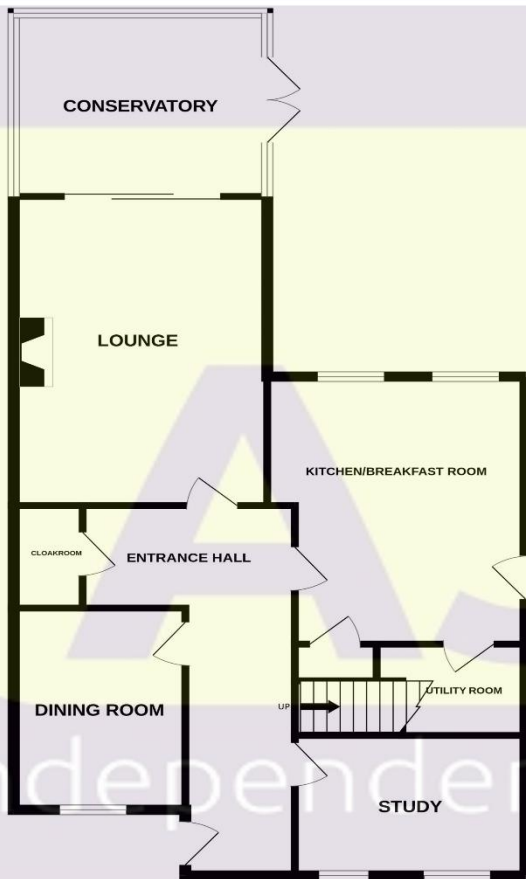
Panelled bath with mixer tap, pedestal wash hand basin and close coupled WC, part tiled walls, extractor fan, recessed ceiling spotlights, part tiled walls, ceramic tiled floor and radiator.

OUTSIDE

Long tarmac driveway with parking for several vehicles and leading to the **SINGLE GARAGE** with light, power, shelving, metal up-and-over door and outside light in driveway.

Lawned front garden with bushes and shrubs.

Enclosed rear garden laid to lawn and edged with well stocked borders having a variety of flowers, bushes and shrubs. Rear brick boundary wall with ivy creeper, gravel patio with Worcester free-standing oil central heating boiler and oil storage tank, screened by timber surround, lean-to shed, log store and ornamental rockery with waterfall feature.

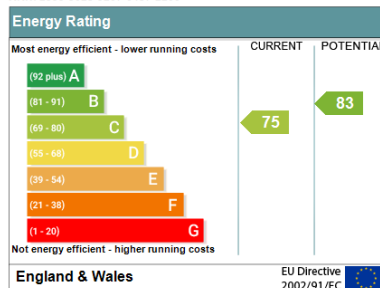


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions: From Whitchurch bypass take the B5476, signposted for Wem. After approximately 1.5 miles turn left into Tilstock Lane and first right into Church Lane. Follow the road down into the cul-de-sac and the property is located on the right-hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: 12 Church Close, Tilstock, WHITCHURCH, SY13 3JH
RRN: Z399-3025-9207-6457-2200



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

