



Helping *you* move



20 Hawkstone View, Tilstock, SY13 3JN

Offers in the Region of
£245,000

A mature three bedroom semi-detached house in Tilstock Village, with large rear garden backing onto fields and within walking distance of Tilstock Primary School. Features include lounge with log burner, open-plan kitchen/diner and driveway parking.

20 Hawkstone View, Tilstock, SY13 3JN

Overview

- Mature Semi-Detached House
- Three Bedrooms
- Driveway Parking
- Large Rear Garden backing onto fields
- Lounge with log burner
- Open Plan Kitchen/Diner
- Popular Village Location
- Spacious Family Bathroom
- EPC C
- Council Tax Band B



This mature three bedroom semi-detached house is situated in the popular village of Tilstock and is located within walking distance of Tilstock Primary School, making it perfect for families. The property offers good size accommodation and a driveway provides convenient off-road parking. The ground floor comprises Entrance Hall leading into a cosy lounge featuring a log burner. The open-plan Kitchen/Diner offers plenty of space for family meals and entertaining with French doors that open up to the large rear garden. There is also a useful side porch, complete with a WC and a storage room. Upstairs, you'll find three well-proportioned bedrooms and a spacious Family Bathroom. The substantial rear garden backs onto fields providing a lovely rural outlook. The space includes lawn and a paved patio area with covered pergola, perfect for alfresco dining or relaxing.

LOCATION

The village of Tilstock has a local inn, Church, Nursery & Primary School, Village Hall, Park and Bowling Club. The busy market town of Whitchurch is less than 3 miles away offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The town of Wem is also about 6 miles away offering further facilities for daily requirements. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.



Your Local Property Experts

01948 667272



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage are available. Oil central heating. The property also benefits from solar panels. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem upon reaching Tilstock village take the left hand turning towards Prees Heath, continue on past Tilstock primary school and the property can be found after a short distance on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

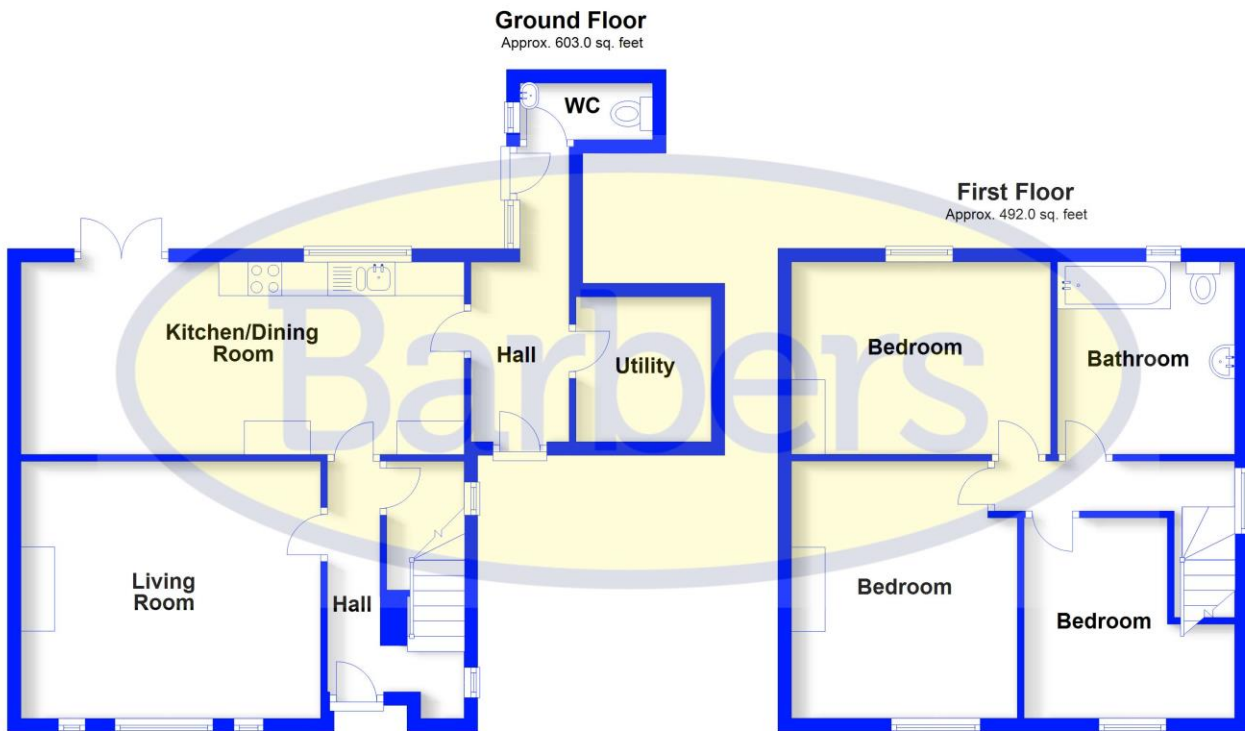
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

We are advised that there are restrictive covenants related to the property. This will be confirmed by solicitors during the pre-contract enquiries.

WH33930 29125



Total area: approx. 1095.0 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

LOUNGE

14' 8" x 13' 1" (4.47m x 3.99m)

KITCHEN/DINER

21' 7" x 9' 3" (6.58m x 2.82m)

BEDROOM ONE

13' 4" x 11' 1" (4.06m x 3.38m)

BEDROOM TWO

13' 1" x 9' 5" (3.99m x 2.87m)

BEDROOM THREE

10' 4" x 10' 2" (3.15m x 3.1m) max

BATHROOM

9' 3" x 8' 7" (2.82m x 2.62m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.