



Helping *you* move



Dove Cottage, Malpas Road, Tilston, SY14 7HH

Offers in the Region of
£245,000

A very well presented three bedroom semi-detached house with off road parking to the rear, offering good size accommodation and ideally situated in the popular village of Tilston.

Dove Cottage, Malpas Road, Tilston, SY14 7HH

Overview

- Well Presented Semi-Detached House
- Three Bedrooms
- Popular Village Location
- Off Road Parking to the rear
- Spacious Lounge/Dining Room
- Well-Equipped Kitchen
- Modern Family Bathroom
- Front and Rear Gardens
- Viewing Recommended
- EPC E
- Council Tax Band D



Nestled in the charming village of Tilston, this well-presented semi-detached house offers three bedrooms and good size accommodation, making it an ideal family home. Upon entry, you are greeted by a welcoming Entrance Hall which leads into a bright and airy lounge/dining room, featuring built-in alcove shelving, an open fire, and patio doors that open out into the rear garden-perfect for enjoying the outdoors. The Kitchen is well-equipped, offering plenty of storage and preparation space. Upstairs, you'll find Three Bedrooms, along with a modern Family Bathroom. Externally, the property is complemented by a low maintenance front garden and the enclosed rear garden features a lawned area, a gravel section, paved patio and an additional paved seating area perfect for alfresco dining or relaxation. There is also a parking space to the rear of the property which is accessed over a shared driveway. This home provides the perfect balance of comfort, space, and location, making it an ideal choice for those looking to enjoy a relaxed lifestyle in a welcoming village community.

LOCATION

Situated in a conservation area in the popular South Cheshire village of Tilston which benefits from having village shop, a public house and primary school. The busy village of Malpas is just three miles away, which enjoys the benefits of several highly regarded schools, restaurants and pubs, and a selection of shops. Carden Park Hotel, Golf Resort and Spa is located just over two miles away. The market town of Whitchurch is just 8 miles away and is a busy historical town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The larger centres of Wrexham and Chester are both within 13 miles approximately.



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 D. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity, water and drainage are available. 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 the property can be approached by travelling through the village of Malpas and continuing into Tilston and Dove Cottage is on the left hand side, just after the sign to Duckington/Bickerton. Alternatively travel on the A41 to Chester continue over the Hampton roundabout and then take left turn signed Tilston, Stretton, Malpas proceed to the junction and then turn right and Dove Cottage is immediately on the left.

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

METHOD OF SALE

For Sale by Private Treaty.

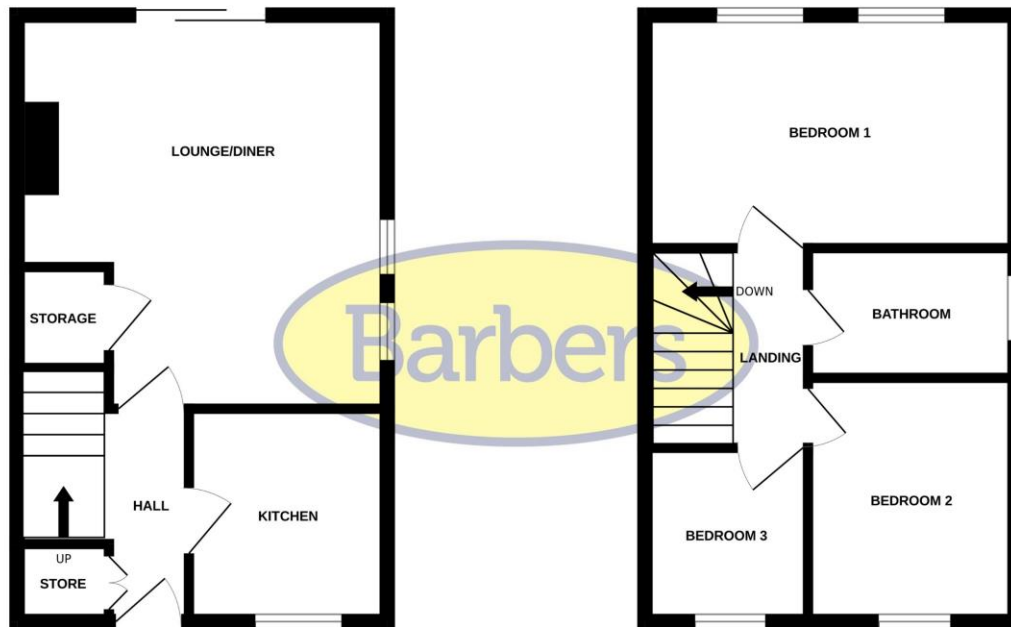
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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GROUND FLOOR

1ST FLOOR



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 Metropix ©2025

KITCHEN
7' 8" x 9' 8" (2.34m x 2.95m)

LOUNGE/DINER
19' 7" x 14' 8" (5.97m x 4.47m)

BEDROOM ONE
10' 5" x 14' 6" (3.18m x 4.42m)

BEDROOM TWO
8' 2" x 11' 7" (2.49m x 3.53m)

BEDROOM THREE
8' 1" x 6' 2" (2.46m x 1.88m)

BATHROOM
6' 5" x 8' 4" (1.96m x 2.54m)

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.