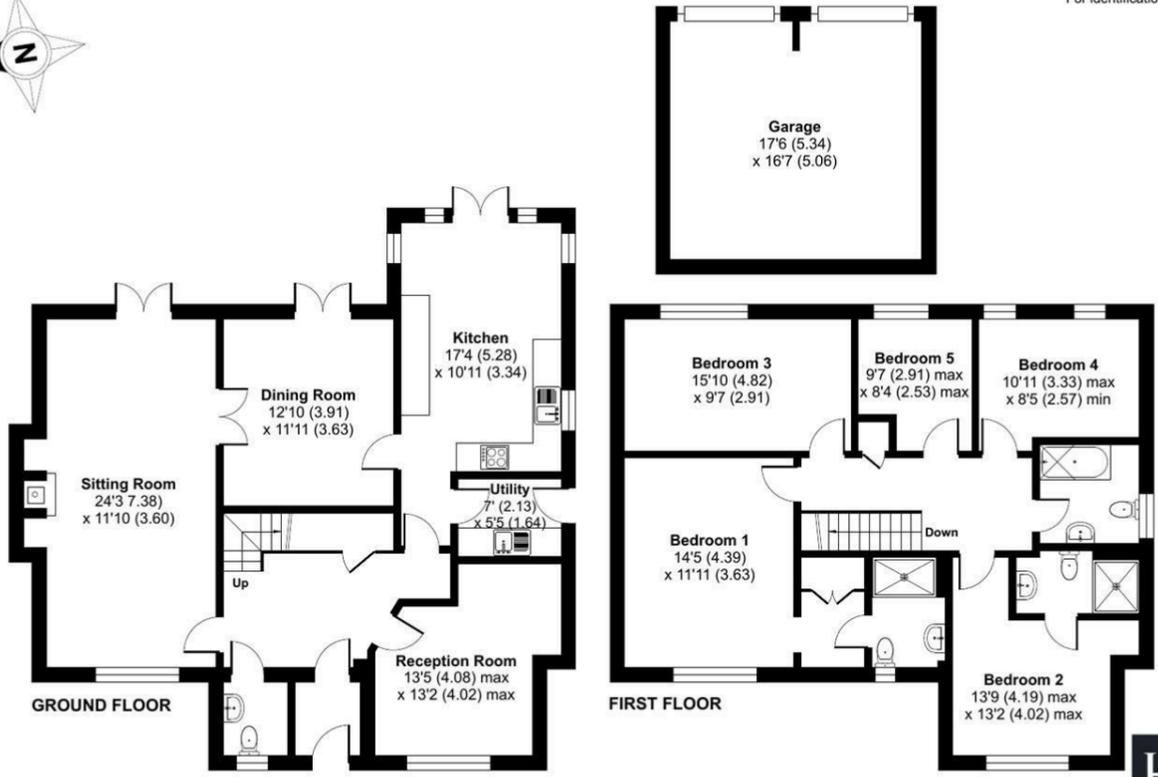


Approximate Area = 2022 sq ft / 187.8 sq m
 Garage = 291 sq ft / 27 sq m
 Total = 2313 sq ft / 214.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1431467



10 CHURCH CLOSE

TILSTOCK | WHITCHURCH | SHROPSHIRE | SY13 3JH

Energy Efficiency Rating	
Current	Potential
76	84

Very energy efficient - lower running costs

(92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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.



Halls 1845
WHITCHURCH SALES
 8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
 ☎ 01948 663230 ✉ whitchurch@hallsgb.com
 🌐 www.hallsgb.com 📱 📷



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.

This wonderfully presented detached family home offers spacious accommodation to just over 2,000ft². The property comprises entrance porch, reception hall, living room, family room/study, dining room, breakfast kitchen, utility and cloaks with W.C. There are five double bedrooms and three bathrooms. It has oil central heating, double glazed windows, parking for four cars, detached double garage and landscaped gardens.

Fixed Asking Price £475,000



- **Modern Detached Family Home**
- **Spacious Accommodation 2023ft2**
- **Major Cosmetic Improvements**
- **Village Location, Double Garage**
- **Large Landscaped Gardens**
- **Viewing Highly Recommended**

LOCATION

The property is located close to the centre of Tilstock. 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, and 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, a cafe and regular events.

Road:

There is excellent access to the A41 & A49 giving access to Chester, Shrewsbury and the rest of Shropshire, North Wales and the North West.

Rail:

Whitchurch railway station is 3 miles away and this links to Crewe Station which gives access to the West Coast Mail Line, allowing access to London in under two hours. The local line is the Cardiff to Manchester Piccadilly line via Wem, Shrewsbury and Nantwich.

Air:

Located within 1 hour of both Manchester & Liverpool John Lennon Airports providing quick and easy access to all European and wider international travel.

Sporting:

A wide range of sports, leisure clubs and activities are close by in Whitchurch including rugby, golf, football, cricket, hockey, bowls & tennis. Whitchurch also now has a newly opened leisure centre and gym.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 10 Church Close by private treaty.



This well presented and improved detached family house is located towards the end of the cul de sac of Church Close. The current owner has completely re decorated the property in the past few months The property comprises a new front door that opens into an entrance porch with coat hooks, space for a bench seat, wooden laminate floor and a radiator. There is a half glazed door that opens into the spacious reception hall which has wood laminate flooring, a useful under stairs store cupboard, spacious cloakroom with white suite comprising W.C, wash hand basin, radiator, window and wood laminate floor. Off the hall is a large living room which has windows to the front and French doors to the west facing landscaped rear garden. It also has a feature fire place with electric flame effect log burner and there are shelved recesses either side of the chimney breast.

Off the reception hall is a large family room / office to the front, dining room with double doors to the rear gardens and a door through to the modern breakfast kitchen which has a wide range of base and wall mounted units, work tops, drainer sink unit and integrated dish washer. The kitchen has a Neff induction hob and Neff multi function double oven and a breakfast area with windows and double doors to the rear garden. Also to the ground floor is a utility room with work tops, plumbing for a washing machine, space for a tumble dryer and door to the side of the house.

The stairs ascend from the reception hall to a large 1st floor landing with window to the front. There is a spacious master bedroom with fitted wardrobes and a dressing area with a further wardrobe and door that leads to a modern and recently installed en-suite which comprises a large shower enclosure, wash hand basin and W.C. There is a guest bedroom to the front with an en-suite that comprises a shower, low flush W.C and wash hand basin. There are three further bedrooms and a family bathroom. The property has oil fired heating and double glazed windows.

OUTSIDE & GARDENS

The property is accessed off Church Close to a double width drive suitable for four cars. The drive continues to a detached double garage which has two up and over doors, power and lighting. There are pleasant gardens to the front with lawns and flower borders. The landscaped garden can be accessed from the house or down the side of it. The oil fired boiler is located externally to the side of the house. There is a large paved patio area, three lawned areas, flower borders and raised sleeper beds. The garden is bordered on all sides by fencing.

DIRECTIONS

Leave Whitchurch on the B5476 Tilstock Road. After you have entered the village of Tilstock follow the road round to the left and turn left and at the T junction you will see Church Close in front and to the right of you.

WHAT 3 WORDS

///solved.identify.viewer



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.

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.

LOCAL AUTHORITY - SHROPSHIRE

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

COUNCIL TAX - SHROPSHIRE

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1766 190326

SERVICES

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

TENURE - FREEHOLD

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

