



Helping *you* move



Plot 8, The Chaucer, Churchfield,
Tilstock, SY13 3JL

£239,995

A superb newly built three bedroom semi-detached home situated on a stunning new development in the village of Tilstock.

SIMILAR PROPERTY TYPES ALSO AVAILABLE- CONTACT OUR OFFICE FOR MORE DETAILS.

Overview

- Superb Newly Built Semi-Detached Home
- Stunning New Development
- Three Bedrooms
- Off Road Parking
- Popular Village Location
- Help to Buy Available subject to T & C's
- Contact Barbers for more information



“The ground floor of the carefully-styled property boasts a spacious dining area and kitchen with a generous lounge for family relaxing. There is also a cloakroom off the hall.

Upstairs there is a master double bedroom, featuring an en-suite, a further two single bedrooms and a family bathroom.

Combining contemporary design with unrivalled luxury, Churchfields comprises 24 carefully designed properties, perfectly complementing the local area. The prestigious development features homes to suit every customer's needs, three and four bedrooms, across semi-detached and detached properties.

Each home is exquisitely styled, inside and out, with high-class specification, finishing and balanced use of space, with Hollins' trademark attention to detail extending to the professionally landscaped development.

Situated in the village of Tilstock, the development seamlessly combines a new community of striking modern property design with the peaceful rural Shropshire landscape, ideal for those wanting the best of both worlds”



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 enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage are available. LPG central heating. 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.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

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. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

HOW TO FIND THIS PROPERTY

From Whitchurch proceed on the B5476 towards Wem upon reaching Tilstock village take the left hand turning towards Prees Heath and the Churchfields development will be found on the right hand side just after the church.

ENERGY PERFORMANCE

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

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH30066 18112021



LOUNGE

11' 8" x 14' 7" (3.56m x 4.44m)

KITCHEN/DINER

15' 0" x 11' 1" (4.57m x 3.38m)

BEDROOM ONE

15' 0" x 9' 0" (4.57m x 2.74m)

BEDROOM TWO

8' 2" x 13' 1" (2.49m x 3.99m)

BEDROOM THREE

6' 2" x 9' 5" (1.88m x 2.87m)

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

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.

**BARBERS ESTATE AGENT: 34 High Street,
Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk**

