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## 13 Cherry Orchard Way, Tilstock, SY13 3JE

Located on a small development in the ever popular village of Tilstock, this three bedroom detached house is immaculately presented throughout. Backing onto open fields with views towards Hawkstone, this attractive property occupies a lovely position on the cul-de-sac.

Offers in the Region of  
**£317,500**

# 13 Cherry Orchard Way, Tilstock, SY13 3JE

## Overview

- Immaculate Detached House
- Three Bedrooms
- Popular Village Location
- Backs onto Open Fields
- Driveway Parking
- Attractive Rear Garden
- Lounge, Open Plan Kitchen/Diner
- Master En Suite and Family Bathroom
- EPC C
- Council Tax Band C



## 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.

## Brief Description

Located on a small development in the ever popular village of Tilstock, 13 Cherry Orchard Way is a fabulous three bedroom detached house that is immaculately presented throughout. Backing onto open fields with views towards Hawkstone, this attractive property occupies a lovely position on the cul-de-sac. The accommodation has a light and airy feel and the ground floor comprises Entrance Hall, cloakroom with WC, Lounge with French doors opening onto the rear garden and a superb open plan Kitchen/Diner with integrated appliances. The first floor landing enjoys lovely countryside views with access to the Three Bedrooms including the master bedroom with En Suite Shower Room and there is also a modern Family Bathroom. Outside, a brick paved driveway provides good off road parking and the current owners have separated the single garage into two separate storage areas, but this could easily be converted back if desired. There is an attractive lawned area to the front and the very well maintained rear garden is mainly laid to lawn with well stocked borders and a paved patio area, ideal for relaxing and enjoying the countryside outlook.





#### 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

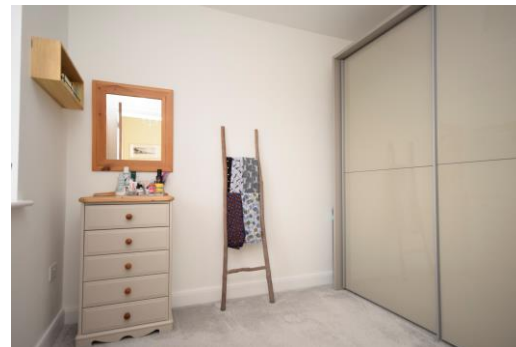
Council Tax Band C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

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

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: [whitchurch@barbers-online.co.uk](mailto: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 and Cherry Orchard Way will be found on the right hand side just after the Church.

#### MANAGEMENT COMPANY

We are advised that there is a management company set up for the maintenance of the communal areas and the cost for this is £222.75 per annum. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

#### 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](mailto:whitchurch@barbers-online.co.uk)

#### ENERGY PERFORMANCE

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

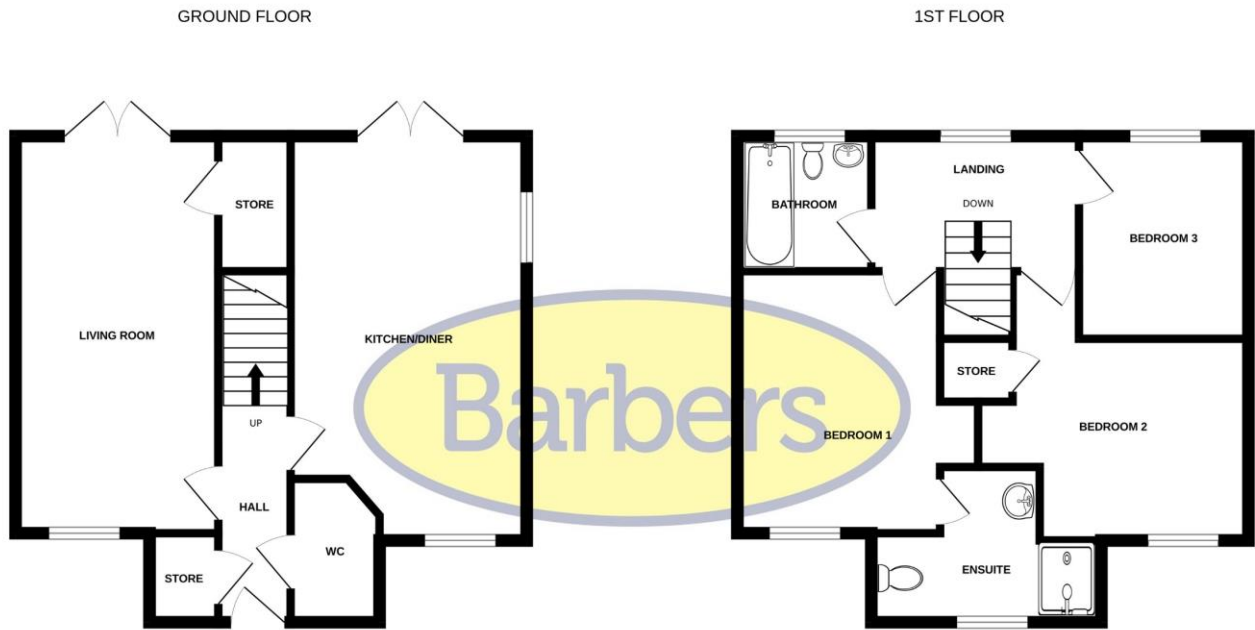
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

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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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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#### LOUNGE

18' 7" x 9' 5" (5.66m x 2.87m)

#### KITCHEN/DINER

18' 8" x 11' 2" (5.69m x 3.4m)

#### MASTER BEDROOM

12' 3" x 9' 5" (3.73m x 2.87m)

#### BEDROOM TWO

12' 8 max" x 9' 1" (3.86m x 2.77m)

#### BEDROOM THREE

9' 4" x 7' 9" (2.84m x 2.36m)

#### FAMILY BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m)

## 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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.