



Helping *you* move



## Holly Bank, Calverhall, SY13 4PE

Offers in the Region of  
**£325,000**

**NO UPWARD CHAIN.** A spacious detached bungalow with driveway and single garage, set on a corner plot in a popular village location. In need of modernisation but with fantastic potential.

# Holly Bank, Calverhall, SY13 4PE

## Overview

- Spacious Detached Bungalow
- Two Double Bedrooms
- Three Reception Rooms
- Requires Modernisation
- Popular Village Location
- No Upward Chain
- Driveway and Single Garage
- Versatile Loft Space
- Good Size Gardens
- EPC TBC
- Council Tax Band E



This spacious detached bungalow is set on a lovely corner plot in the popular village of Calverhall, offering a fantastic opportunity for those looking to modernise a home with great potential. Positioned just a stone's throw from The Olde Jack country pub/restaurant, this property is perfectly situated for those who enjoy a friendly village atmosphere. The bungalow boasts two double bedrooms, along with versatile accommodation that comprises Entrance, Hallway, Lounge with doors onto the rear garden and Dining Room. An additional reception room provides further flexibility and could be used as an additional bedroom if required. The Kitchen leads into a handy Utility room and a Shower Room completes the ground floor. Stairs lead up to a useful loft space which could be utilised in a variety of ways. Outside, the property is approached over a driveway that leads to a single garage, providing good off-road parking and storage. There is a garden to the side, while the rear garden features lawn along with a paved patio and decked area. A lean-to area to the side of the bungalow offers even more storage space. This property is ready for a new owner to put their own stamp on and is perfect for those looking to create a truly special home in a popular village location.

## LOCATION

Situated in the village of Calverhall which has a bowling green, cricket club, tennis courts, children's playing field and the historic pub/restaurant known as The Olde Jack. The busy market town of Whitchurch is approximately 5 miles away which sits on the Shropshire/Cheshire/Ciwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe, Shrewsbury and Manchester with onward connections to London and Birmingham plus other major cities. The market town of Market Drayton is approximately 6 miles whilst the larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 26 miles approximately.





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

## DIRECTIONS

If approaching from Whitchurch travel through Ash and Ightfield villages into Calverhall, continue on past The Old Jack Inn and the property can be found after a short distance on the right 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 tbc. 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.

WH34773 111224

SPACE FOR FLOORPLAN

LOUNGE

14' 9" x 13' 8" (4.5m x 4.17m)

DINING ROOM

12' 1" x 11' 5" (3.68m x 3.48m)

LIVING ROOM

13' 1" x 10' 2" (3.99m x 3.1m)

KITCHEN

12' 4" x 10' 3" (3.76m x 3.12m)

UTILITY ROOM

8' 7" x 7' 3" (2.62m x 2.21m)

BEDROOM ONE

11' 4" x 10' 7" (3.45m x 3.23m)

BEDROOM TWO

10' 0" x 9' 8" (3.05m x 2.95m)

SHOWER ROOM

8' 1" x 7' 9" (2.46m x 2.36m)

LOFT SPACE ONE

15' 5" x 11' 0" (4.7m x 3.35m)

LOFT SPACE TWO

15' 6" x 14' 9" (4.72m x 4.5m)

LOFT SPACE THREE

12' 2" x 5' 2" (3.71m x 1.57m)

## 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.