



Helping *you* move



3 Corra Meadows, Calverhall, SY13 4QB

Offers in the Region of
£425,000

A spacious and beautifully presented four bedroom detached family home in the charming village of Calverhall. The property is situated in a quiet cul-de-sac overlooking a shared meadow with playing field and tennis courts adjacent.

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Overview

- Detached Four Bedroom House
- NO UPWARD CHAIN
- Spacious Lounge With An Open Fireplace
- Kitchen/Breakfast Room
- Large Dining Room
- Study Room
- Large Conservatory
- Good Sized Front and Rear Garden
- Off Road Parking
- EPC D, Council Tax Band E



Nestled in the heart of the sought-after village of Calverhall, this beautifully presented four-bedroom detached house offers spacious living, modern comforts, and a tranquil setting, perfect for families or those seeking a peaceful retreat. Step inside to discover a welcoming lounge with an open fireplace, creating a cosy focal point and a warm, inviting atmosphere. The lounge flows seamlessly into a versatile study area, ideal for remote working or quiet reading. A bright conservatory at the rear opens onto the generous garden via patio doors, offering a perfect space for year-round relaxation and entertaining. The kitchen provides plenty of space for a breakfast area and has direct access to the outside, making it both practical and sociable. It connects to a generously sized dining room, perfect for family meals and entertaining guests. A convenient downstairs WC completes the ground floor. Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with a contemporary ensuite shower room. A modern family bathroom serves the remaining bedrooms, offering comfort and functionality. Outside, the property boasts a good-sized front garden and a spacious rear garden with a large patio, ideal for summer barbecues and outdoor play. Off-road parking adds practicality, while the shared meadow opposite the home offers a green space for residents to enjoy.

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/Clwyd 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.



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

SHARED MEADOW

A jointly owned meadow lies opposite the property and is enjoyed by twelve households, including this one. An annual maintenance charge is agreed collectively by the owners to support its upkeep, with the most recent contribution being £165. This arrangement will be confirmed by solicitors during the pre-contract enquiries.

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

DIRECTIONS

If approaching from Whitchurch travel through Ash and Ightfield villages into Calverhall, continue on then turn left just before The Olde Jack inn and Corra Meadows can be found shortly after on the right hand side. Turn down Corra Meadows and it is the first property to 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 D. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

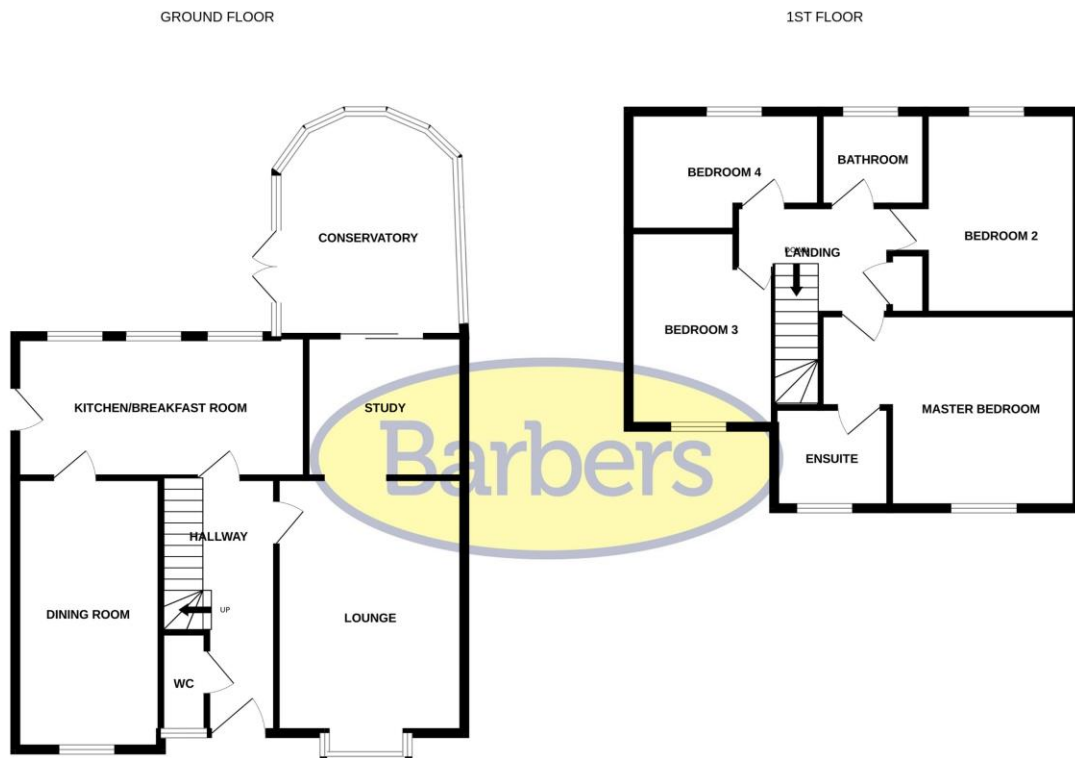
For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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

15' 3" x 11' 3" (4.65m x 3.43m)

STUDY

9' 6" x 8' 5" (2.9m x 2.57m)

CONSERVATORY

13' 6" x 11' 5" (4.11m x 3.48m)(max)

KITCHEN/BREAKFAST ROOM

17' 5" x 8' 4" (5.31m x 2.54m)

DINING ROOM

16' 3" x 8' 8" (4.95m x 2.64m)

MASTER BEDROOM

12' x 11' 3" (3.66m x 3.43m)(including wardrobes)

ENSUITE

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

BEDROOM TWO

12' 1" x 9' 2" (3.68m x 2.79m)

BEDROOM THREE

10' 6" x 9' 1" (3.2m x 2.77m)(max)

BEDROOM FOUR

11' 5" x 7' (3.48m x 2.13m)

FAMILY BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m)

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

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Email: whitchurch@barbers-online.co.uk

Barbers

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.