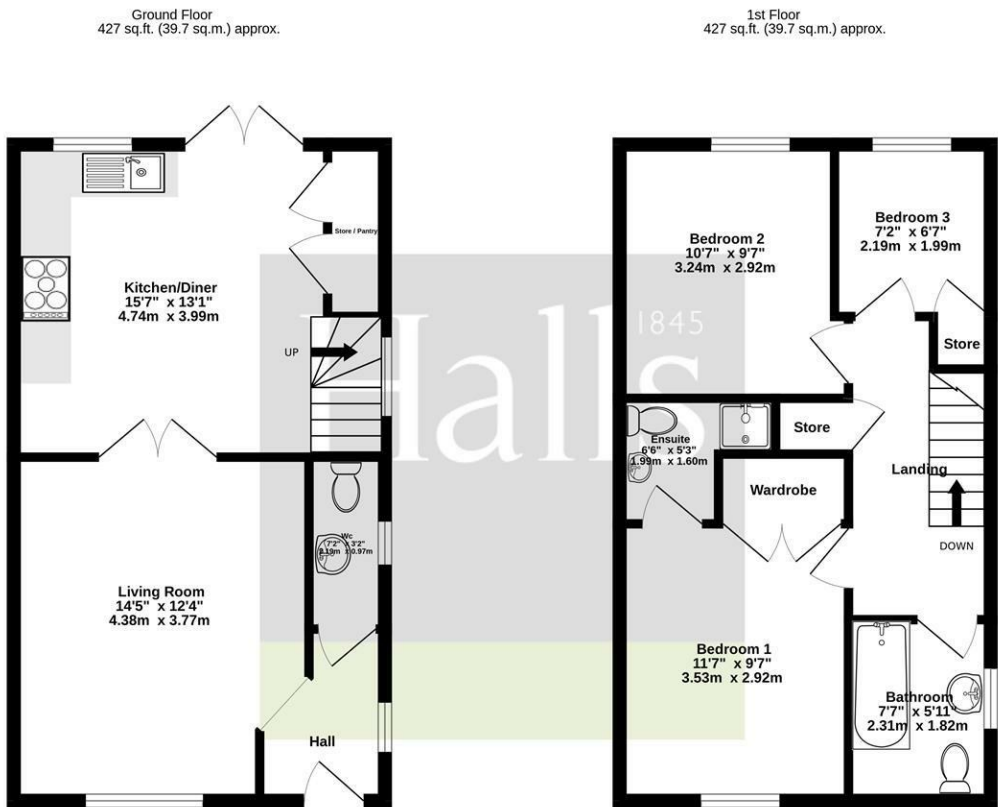


FOR SALE

10 Wilson Meadow, Calverhall, Shropshire, SY13 4EX



TOTAL FLOOR AREA: 910sq.ft. (84.5 sq.m.) approx.  
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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FOR SALE

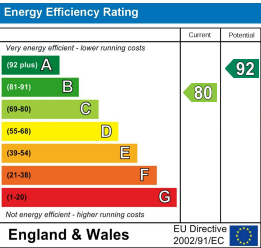
Offers in the region of £297,500

10 Wilson Meadow, Calverhall, Shropshire, SY13 4EX

**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This immaculate and newly built home is being sold with NO CHAIN. It is located in the popular village of Calverhall 5 miles from Whitchurch. The property has a hall, cloaks with W.C, living room and dining kitchen. Ton the 1st floor are 3 bedrooms and 2 bathrooms. There are great views over the adjoining countryside from the back garden and house. It also has parking for 2 cars, double glazed windows and LPG heating.



01948 663 230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgb.com



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FOR SALE

Whitchurch 5 miles, Market Drayton 6 miles, Shrewsbury 21 miles, Chester 27 miles. All distances are approximate.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Modern Semi Detached House
- No Upward Chain, Views over Fields
- Popular Village Location
- Hall, W.C, Living Room
- Kitchen / Diner, 3 Bedrooms
- 2 Bathrooms, Parking for 2 Cars
- Underfloor Heating
- Excellent Countryside Walks

**Location**  
The property is located in the heart of the much sought after and highly regarded village of Calverhall, which benefits from a popular village pub The Olde Jack, leisure facilities including bowling green, tennis courts, playing field and a cricket club. For golfing enthusiasts there are popular courses in close proximity at Weston Under Redcastle and Whitchurch. There are lots of local walks and there is a footpath linking the village to Ightfield.

The Market town of Whitchurch is just 5 miles away offering a wide range of local shops, schools and amenities, together with links to the main A41 & A49 trunk routes and a main line rail connection to Shrewsbury and Crewe and onwards using the West Coast Line. Crewe railway station is 18 miles from the property to drive.

**Brief Description**  
This wonderful modern semi detached house is being sold with NO CHAIN. It also has the balance of the 10 year warranty. The property briefly comprises entrance hall, cloakroom with W.C, living room and luxurious kitchen diner with French doors overlooking the gardens and fields to the rear. To the 1st floor is a master bedroom with en suite shower room, 2 further bedrooms and a family bathroom. There are excellent views over the fields and countryside from the rear two bedrooms. The property has parking for two cars, enclosed rear garden and double glazed windows. The property has under floor heating to the ground floor and radiators to the 1st floor.

**Accommodation Comprises**  
There is a canopied front entrance porch and door into the entrance hall. There is a window to the side and a door to the

**Cloakroom**  
White suite comprising low flush W.C and wash hand basin.

**Living Room**  
Windows to the front and double doors through to the

**Kitchen Diner**  
Modern range of kitchen units with Quartz work top surface. There is a drainer sink unit, integrated dishwasher, washing machine and fridge freezer. There is also an electric range style cooker. The kitchen has a tiled floor, inset spot lights and double doors to a useful store cupboard with wall mounted LPG boiler. There are French doors and windows overlooking the garden and fields beyond the fence.

**1st Floor Landing**  
The stairs ascend from the Kitchen / Diner to the 1st floor landing where there is a useful store cupboard.

**Bedroom One (front)**  
Window to the front and double doors to a built in wardrobe.

**En Suite**  
White suite comprising shower enclosure, low flush W.C, wash hand basin and towel radiator.

**Bedroom Two**  
Windows with views over the garden and adjoining countryside.

**Bedroom Three**  
Windows with views over the garden and adjoining countryside.

**Family Bathroom**  
White suite comprising panelled bath with shower above, low flush W.C, wash hand basin, towel radiator and window to the side.

**Outside**  
The property is accessed of Wilson Meadow to a gravelled parking area with space for 2 cars. There is access down the side of the house to the rear garden which is laid to lawn with a paved area.

**Viewing Arrangements**  
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)  
WH1593 040325

**Directions**  
From Whitchurch drive out on the ring road and head up to Ash. Drive through Ash and then Ightfield and then you arrive in Calverhall. Drive and turn left just before the pub and Wilson Meadow is located on the left hand side.

What 3 Words - grass.expel.deriving

**Council Tax - Shropshire**  
The current Council Tax Band is 'C'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

**Services**  
We believe that mains water, electricity and drainage are available to the property. The heating is via an LPG fired boiler to underfloor heating and 1st floor radiators.

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