



£360,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Calverhall Whitchurch

Wilson Meadow Calverhall
Whitchurch Shropshire



Discover this exquisite, newly built semi-detached home in the picturesque village of Calverhall. Enhanced with modern elegance and comfort, the property features a spacious hallway leading to a stylish cloakroom, a bright living room, and a contemporary dining kitchen with an adjoining utility room. Upstairs, the luxurious master bedroom boasts fitted wardrobes and an en-suite shower room. Two additional bedrooms and a beautifully finished family bathroom provide ample space for family or guests. Outside, enjoy the landscaped gardens with tranquil patio areas, ideal for entertaining or relaxing, plus a charming summer house. With convenient parking for two cars at the rear, this home offers both beauty and practicality. Don't miss out on this exceptional opportunity!

- Stylish Three Bedroom Semi Detached House
- Open Plan Living/Breakfast Kitchen
- En-Suite, Family Bathroom & Guest WC
- Separate Utility
- Landscaped Garden & Parking For Two Cars
- Beautiful Village Location

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Entrance Porch

A rustic brick open arched porch with solid wood door to the hallway.

Hallway

Open plan arrangement leading into the lounge with stairs to the first floor and doors off to the kitchen, utility and guest WC.

Lounge 15' 1" x 13' 8" (4.6m x 4.17m)

A beautifully presented room with period style fire place with electric log effect fire set within the chimney breast. Corner wall shelving with cupboard below, double glazed French doors to the rear and double glazed window to the side. The lounge is partially open plan to the breakfast kitchen.

Breakfast Kitchen 13' 4" x 12' 6" (4.07m x 3.8m)

A stylish bespoke kitchen, fitted with a range of base and wall units, quartz work surfaces to two sides with matching upstands, work surface downlighting and incorporating an enamel sink with ornate mixer tap. Integral appliances include dish washer, fridge freezer and included within the sale is a range with cooker hood over. Double glazed French doors to the rear.



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Utility 9' 5" x 6' 2" (2.88m x 1.87m)

Fitted with a base unit and one wall cupboard and work surface with spaces below for a washer and dryer. Central heating boiler, tiling to the floor shelved cupboard and double glazed window to the front.

Guest WC 3' 6" x 7' 3" (1.07m x 2.2m)

Having low level WC with concealed cistern and wall mounted wash basin with mixer tap and splash back. Tiling to the floor and double glazed window to the front.

Landing

Double glazed skylight, loft access and radiator.

Bedroom One 10' 2" x 10' 0" (3.09m x 3.04m)

A generous sized dual aspect double room with built in double door wardrobe, radiator and double glazed windows to the side and rear with shutter blinds.

En-Suite Shower Room 6' 0" x 9' 7" (1.82m x 2.92m)

Fitted with a contemporary white suite comprising low level WC with concealed cistern, vanity wash basin with mixer tap and adjacent vanity shelf and corner tiled shower cubicle with mains fed shower. Double glazed window to the front with shutter blinds and chrome heated towel rail.

Bedroom Two 10' 8" x 10' 4" (3.26m x 3.15m)

Another double bedroom with radiator and double glazed window with shutter blinds.

Bedroom Three 7' 10" x 10' 5" (2.4m x 3.18m)

Radiator and double glazed window with shutter blinds to the rear.

Family Bathroom 6' 0" x 6' 10" (1.82m x 2.08m)

Fitted with a contemporary white suite comprising low level WC, pedestal wash basin with mixer tap and tiled splash backs and panel bath with mixer tap and mains fed shower over with tiling to ceiling height over. Chrome heated towel rail and double glazed skylight window.

Outside Front

The home has a decorative stone covered front garden and path to the front entrance door,

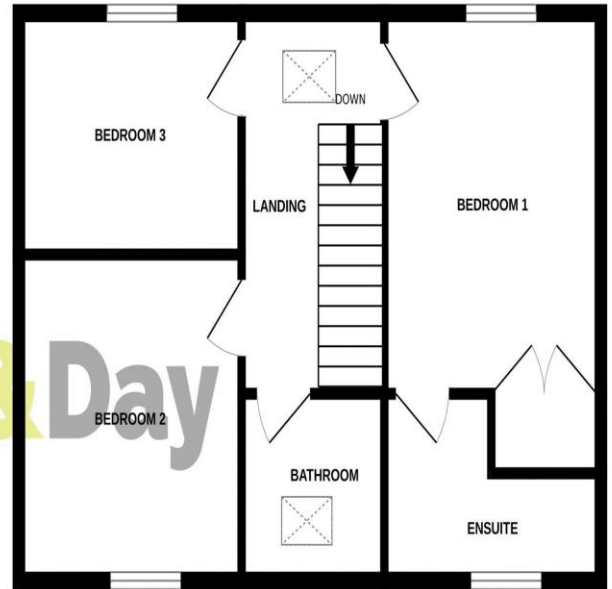
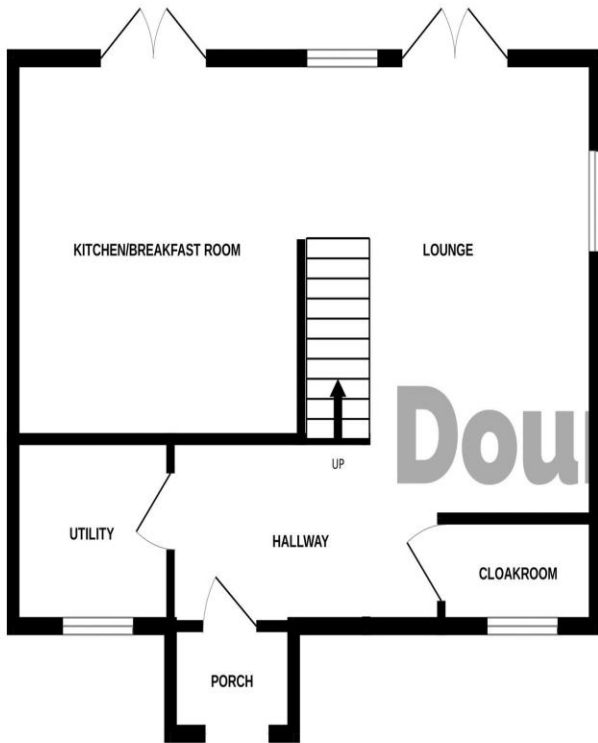
Outside Rear

The enclosed rear garden has been landscaped and design for low maintenance and relaxing. There is natural stone paved terraced with topiary hedges and lawned. To one corner is a pergola and to the opposite corner a summerhouse. The patio continues to the side to provide a further secluded seating area. A gate to the rear leads to the double width driveway for two cars.



GROUND FLOOR

1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(17-38)	F		
1-16	G		
Energy efficient - higher rental rates			
England & Wales		EU Directive 2002/91/EC	
		www.epc.org.uk	



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