



Helping *you* move



22 Wilson Meadow, Calverhall, SY13 4EX

A superb modern two bedroom, two bathroom semi-detached home with detached open front double garage and attractive rear garden with lovely countryside views, situated on a select development in the popular village of Calverhall.

Offers in the Region of
£310,000

22 Wilson Meadow, Calverhall, SY13 4EX

Overview

- Modern Semi-Detached Home
- Two Double Bedrooms
- Popular Village Location
- Detached Open Front Double Garage with excellent storage space above
- Lounge, Kitchen/Diner
- Two En Suites
- Attractive Rear Garden with lovely countryside views
- Beautifully presented throughout
- EPC C
- Council Tax Band B



Situated on a select development in the highly sought-after village of Calverhall, this superb modern two-bedroom semi-detached home enjoys a peaceful setting with beautiful open countryside views to the rear. The village offers an excellent range of amenities, including a popular pub and restaurant, bowling green, cricket club, tennis courts and a children's playing field, making it an ideal location for those seeking a village lifestyle. The accommodation benefits from underfloor heating throughout the ground floor and is beautifully presented with a welcoming entrance porch featuring a practical tiled entryway, leading into the entrance hall. There is also a convenient downstairs WC. The property offers a spacious lounge and a stylish kitchen/diner with French doors opening onto the rear garden, creating a wonderful space for both everyday living and entertaining. A useful utility space provides additional convenience. Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes and en-suite shower rooms. The principal bedroom enjoys particularly attractive views across the surrounding countryside, adding to the home's tranquil appeal.

Externally, the attractive rear garden backs directly onto open fields and has been thoughtfully landscaped with a paved patio, raised planting beds and a lawn, providing a delightful space to relax and enjoy the rural outlook. There is paved side access to the garden, while to the front of the property is a charming cottage-style garden that enhances the home's kerb appeal. There is also a detached open-fronted double garage, which offers excellent parking and storage together with a fantastic loft storage area accessed via a pull-down ladder. Benefiting from electricity, water supply and a foul wastewater drain, this highly versatile space may offer potential for conversion, subject to the necessary local authority consents. This is a rare opportunity to acquire a stylish village home combining modern living, generous outside space and a lovely countryside backdrop.

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.



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.

MANAGEMENT COMPANY

We are advised there is a management company set up and the charge is currently £17 per month. We are also advised that a new owner may need to pay a legal fee to become part of the management company. This will be confirmed by the vendors solicitor during the pre-contract enquiries.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, water and drainage are available. LPG central heating supplied by a communal site tank. 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 the turning for Wilson Meadows can be found shortly after on the left 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 C. The full energy performance certificate (EPC) is available for this property upon request.

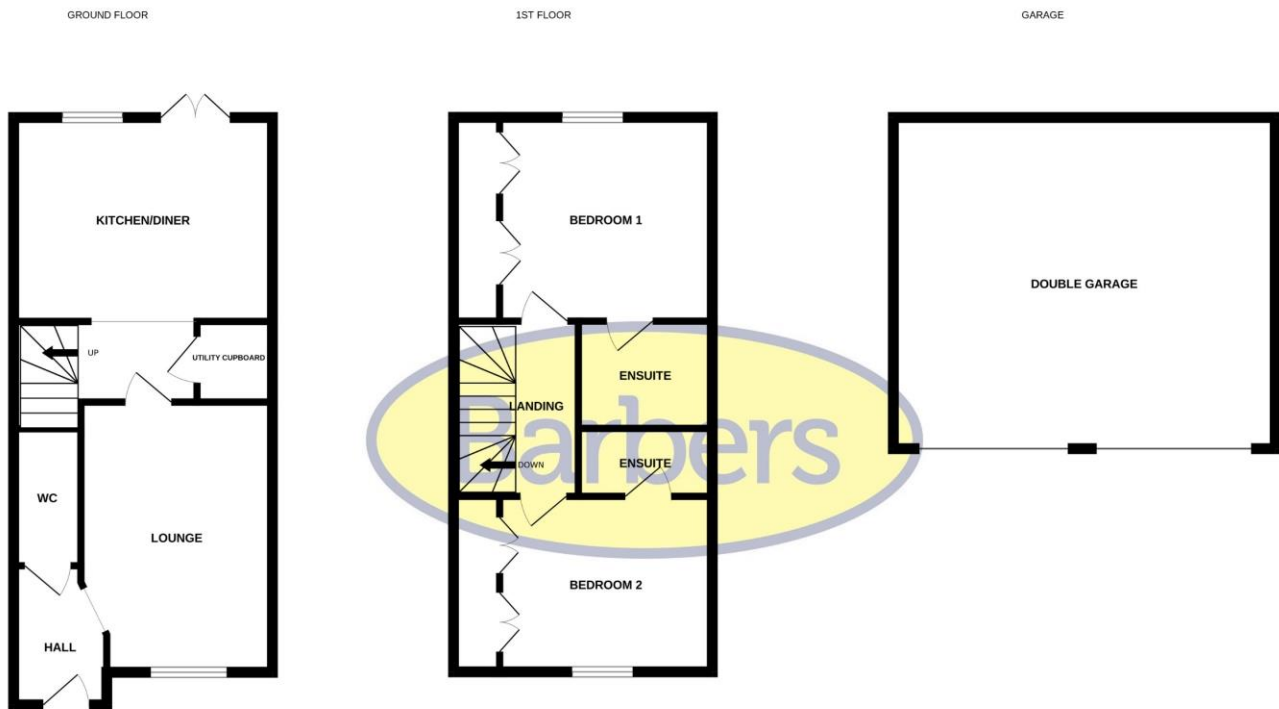
METHOD OF SALE

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

14' 8" x 10' 3" (4.47m x 3.12m)

KITCHEN/DINER

14' 1" x 11' 1" (4.29m x 3.38m)

BEDROOM ONE

11' 8" x 11' 0" (3.56m x 3.35m)

BEDROOM TWO

11' 8" x 9' 6" (3.56m x 2.9m)

DOUBLE GARAGE

20' 9" x 18' 0" (6.32m x 5.49m)

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

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Email: 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.