



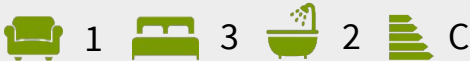
## 4 WILSON MEADOW

| CALVERHALL | SHROPSHIRE | SY13 4EX



This is a wonderful and luxurious double fronted home in the village of Calverhall. The property is being sold with NO CHAIN and briefly comprises reception hall, cloakroom with W.C, living room and a kitchen/diner. To the first floor are three bedrooms and two bathrooms. The property has under floor heating to the ground floor, enclosed gardens and parking for two cars.

**Offers in the region of £295,000**



- Semi Detached Modern Home
- Very Well Presented Property
- No Onward Chain
- Under Floor Heating
- Three Bedrooms, Two Bathrooms
- Garden to the Rear with Lawn & Patio
- Parking for Two Cars
- Village Location

### 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

Halls are delighted to be instructed to market 4 Wilson Meadow by private treaty.

This modern and immaculately presented semi detached double fronted house is being sold with NO UPWARD CHAIN. The property has in fact never been lived in. The property comprises a spacious reception hall, cloak room with W,C and wash hand basin. To the front is the living room with windows to the front and side both having colour co ordinated plantation style blinds and there is an electric log burning effect stove. To the rear of the house is the well equipped dining / kitchen with a wide range of cupboards, integrated appliances, work tops, windows with plantation blinds and double doors to the garden. There is a laundry cupboard which also houses the boiler and there is under floor heating to the entire ground floor.

The stairs ascend from the kitchen to the first floor landing. There is a master bedroom with double wardrobe, luxury en-suite shower room, there are two further bedrooms and a family bathroom. There are radiators to the first floor, plantation style blinds to the bedroom windows and the property has double glazed windows throughout.

### GARDENS & PARKING

The property is accessed off Wilson Meadow to a gravelled parking area suitable for two cars. There is a gate that leads to an enclosed rear garden with lawn and paved patio area.

### 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

///square.paddocks.socket



### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1706 061125

### COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'C' on the Shropshire Council Register.

### LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### SERVICES

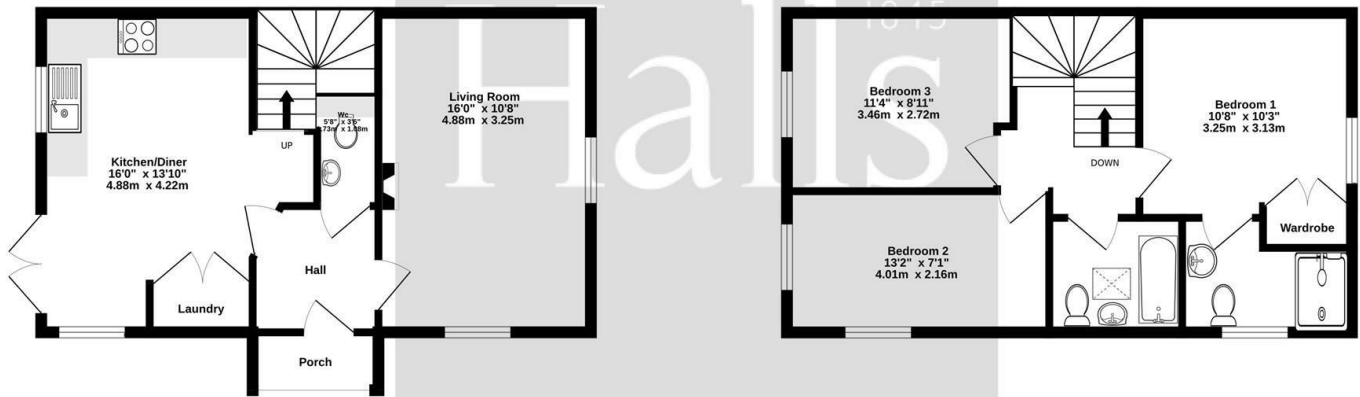
We believe that mains water, electricity and drainage are available to the property. The heating is via an LPG fired boiler to the underfloor heating and radiators.

### TENURE - FREEHOLD

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

Ground Floor  
458 sq.ft. (42.5 sq.m.) approx.

1st Floor  
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



## WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

☎ 01948 663230 ✉ whitchurch@hallsgb.com

➡ www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.