



The Hollies, Corra Meadows, Calverhall, SY13 4QB

Helping *you* move





An immaculate three bedroom detached home situated in the popular village of Calverhall. Beautifully presented with double garage, attractive gardens and access to a communal meadow at the rear.

- Immaculately presented detached home
- Three double bedrooms
- Popular Village Location
- Driveway and integral double garage

- Attractive Gardens
- Bright lounge with multi-fuel burner
- Communal Meadow at the rear
- EPC E, Council Tax Band E



This beautifully presented three double bedroom detached home, is situated in the heart of the popular village of Calverhall and offers spacious, versatile living in a peaceful setting. With generous proportions, thoughtful design, and stunning outdoor space, this is a home that blends village charm with everyday comfort. The ground floor welcomes you with a bright Entrance Hallway and convenient Cloakroom, setting the tone for the rest of the home. The Lounge, complete with a bay window and a cosy multi-fuel burner, creates the perfect space to unwind and the well-appointed Kitchen/Breakfast Room features integrated appliances along with a separate Utility Room for added practicality. Entertaining is easy with a dedicated Dining Room that opens into a light-filled Conservatory, ideal for enjoying garden views year-round. Upstairs, you'll find three well-proportioned double bedrooms. The Master Bedroom benefits from its own dressing area and a sleek En Suite shower room, while a modern Family Bathroom serves the rest of the household. Outside, a driveway leads to an integral double garage, divided into two separate bays, offering ample parking and storage space. A well-maintained front lawn is framed by mature shrubs, while the beautifully landscaped rear garden features a paved patio, lush lawn, and vibrant borders filled with established plants and trees. A rear access gate opens onto a stunning communally owned meadow-shared with eleven neighbouring homes-perfect for summer picnics, dog walks, or simply enjoying the open green space.





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.



Barbers

Helping *you* move

COMMUNAL MEADOW

There is a communally owned meadow which sits directly behind the property and is shared with eleven neighbouring properties and there is a maintenance charge paid annually for the upkeep of this. The amount is agreed between the 12 property owners and the most recent annual cost was £165. This will be confirmed by solicitors during pre contract enquiries.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, water and drainage are available. Oil central heating. Solar panel for hot water supply. 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/>

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 property can be found after a short distance on the right 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 E. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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.



LOUNGE
17' 1" x 11' 2" (5.21m x 3.4m)

KITCHEN/BREAKFAST ROOM
15' 6" x 12' 9" (4.72m x 3.89m)

UTILITY ROOM
8' 7" x 7' 9" (2.62m x 2.36m)

DINING ROOM
11' 1" x 9' 6" (3.38m x 2.9m)

CONSERVATORY
10' 6" x 9' 8" (3.2m x 2.95m)

MASTER BEDROOM
17' 9" x 11' 5" (5.41m x 3.48m)

EN SUITE
8' 8" x 6' 9" (2.64m x 2.06m)

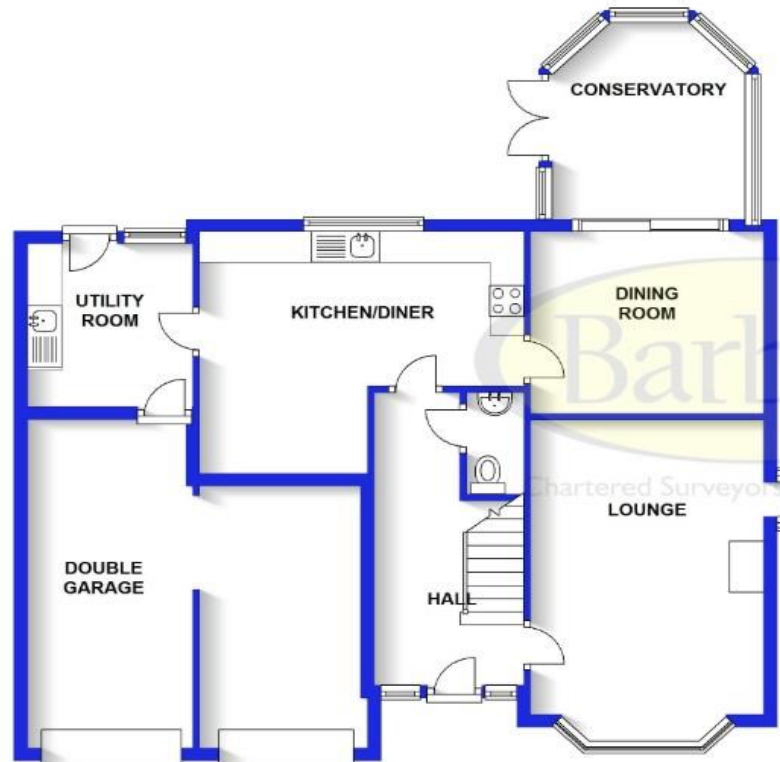
BEDROOM TWO
13' 2" x 10' 8" (4.01m x 3.25m)

BEDROOM THREE
11' 5" x 11' 1" (3.48m x 3.38m)

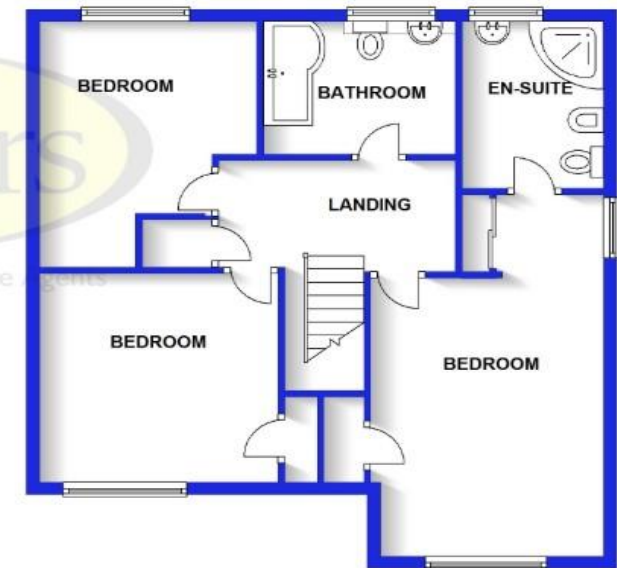
FAMILY BATHROOM
9' 2" x 7' 0" (2.79m x 2.13m)

DOUBLE GARAGE
Bay One: 17'5" x 8'7"
Bay Two: 14'5" x 8'3"

GROUND FLOOR APPROX. 94.0 SQ. METRES (1012.1 SQ. FEET)



FIRST FLOOR APPROX. 65.6 SQ. METRES (705.7 SQ. FEET)



TOTAL AREA: APPROX. 159.6 SQ. METRES (1717.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH