



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Mine Bank House, Mine Bank, Clive, Shrewsbury,
SY4 3JW**

£485,000 Region

To view this property please call us on **01743 236 800** Ref: C7172/GM/KQ

A most attractive, modern and extremely well presented five bedroom detached property.

This extremely attractive and well presented, modern, five bedroom detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation briefly comprises; entrance vestibule, entrance hall, lounge, dining room, kitchen/breakfast room, utility room, cloakroom, master bedroom with walk-in wardrobe and en-suite shower room, four further bedrooms and a family bathroom. Attractive and good sized gardens. Ample parking and double garage. The property also benefits from gas fired central heating and PVCu double glazing.

This property is pleasantly situated occupying a particularly secluded position within this sought after village location, boasting stunning outlooks over open countryside beyond. Clive is situated approximately 8 miles north of Shrewsbury and 3 miles from Wem and provides local amenities including a primary school, doctors surgery, church, rail station, popular village hub and a frequent bus service. There are also delightful walks on the nearby Grinshill and surrounding countryside, whilst the village is also well placed for easy access to the Shrewsbury by-pass which provides an M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE VESTIBULE

Glazed door to:

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LOUNGE

19'0" x 13'6" (5.80m x 4.11m)

Attractive feature fireplace with exposed brick and log burner

French doors to raised decked terrace

Double doors to:

DINING ROOM

10'2" x 12'8" (3.10m x 3.87m)

Windows to the rear overlooking the garden

KITCHEN / BREAKFAST ROOM

14'6" x 10'9" (4.42m x 3.28m)

Fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over and tiled splash incorporating five ring hob and double oven.

Breakfast bar

UTILITY

6'7" x 10'9" (2.01m x 3.28m)

Range of fitted worktops and cupboards

Space and plumbing for white goods

Wall mounted gas fired central heating boiler

Door to rear garden

Door to garage.

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with large built in cupboard.

MASTER BEDROOM

12'10" x 13'5" (3.90m x 4.08m)

Double aspect room boasting stunning views over the gardens and over open countryside.

WALK IN WARDROBE

EN SUITE SHOWER ROOM

Modern white suite comprising;

Corner shower cubicle

Pedestal wash hand basin, wc

Wall mounted heated towel rail

Tiled walls

BEDROOM 2

17'3" x 16'2" (5.25m x 4.93m)

Triple aspect room with windows overlooking the gardens and boasting stunning views over open countryside.

BEDROOM 3

8'0" x 14'6" (2.43m x 4.42m)

Windows to the front with views over open countryside.

BEDROOM 4

9'6" x 10'9" (2.90m x 3.28m)

Window to the rear overlooking the garden

BEDROOM 5

9'6" x 6'7" (2.90m x 2.00m)

Windows to the rear overlooking the garden

BATHROOM

Modern white suite comprising;

Panelled bath with shower screen and shower unit over

Pedestal wash hand basin, wc

Tiled walls and flooring

Wall mounted heated towel rail

OUTSIDE THE PROPERTY

INTEGRAL DOUBLE GARAGE

Remote controlled electric door, concrete floor, power and lighting.

The property is approached over a large tarmacadam forecourt providing ample parking and turning space.

The gardens are a good size and run along the rear of the property and down the right hand side. They are mainly laid to lawn with a large paved patio area, stunning raised decked terrace area, bordered by herbaceous shrub borders. Two large garden sheds. The whole is enclosed on all sides by closely boarded wooden fencing.



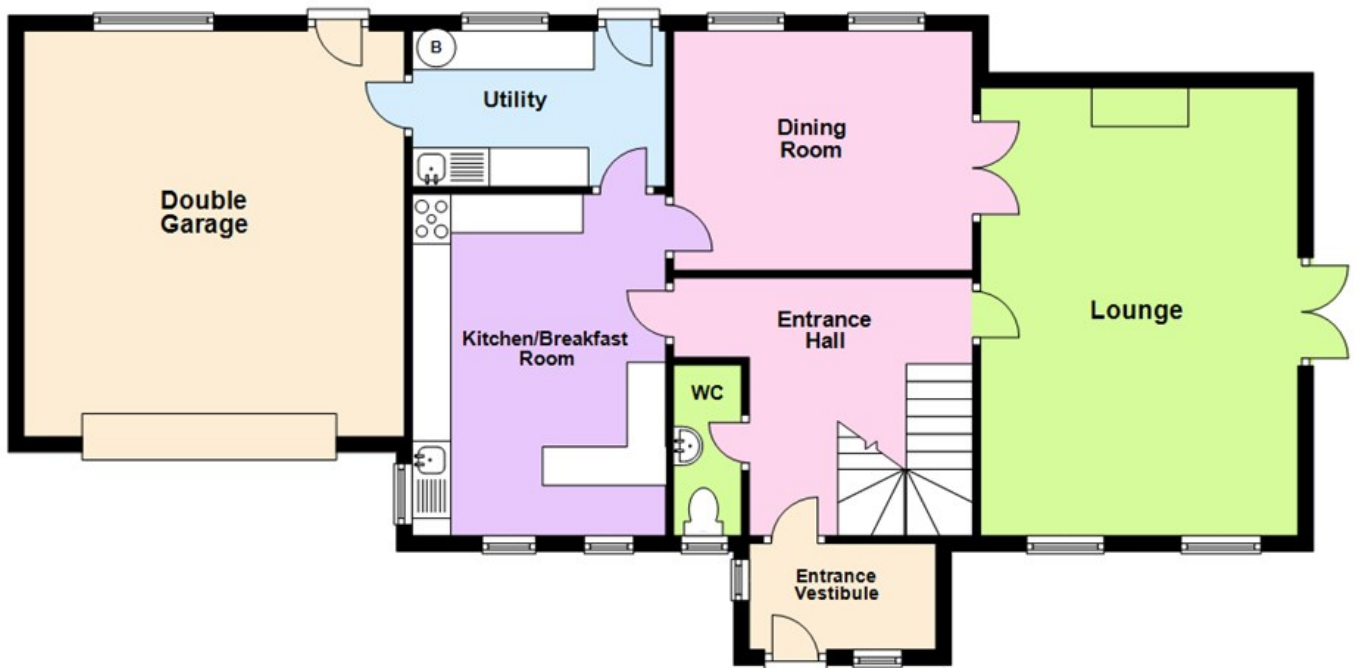




FLOOR PLANS ...

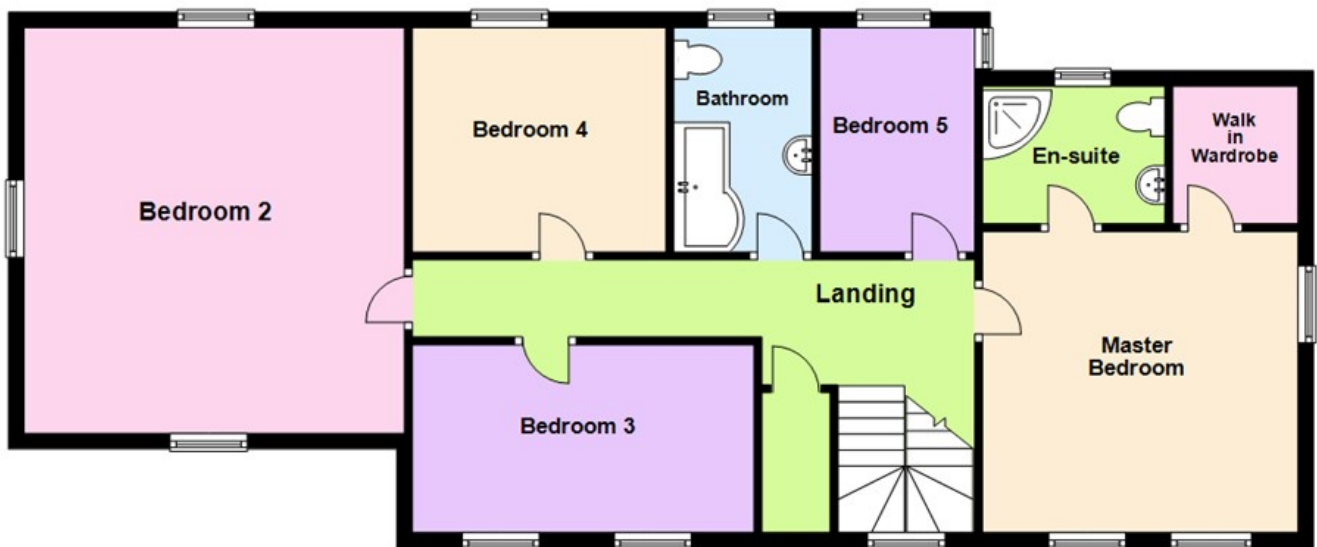
Ground Floor

Approx. 1095.6 sq. feet



First Floor

Approx. 1056.6 sq. feet



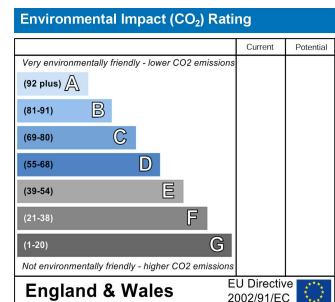
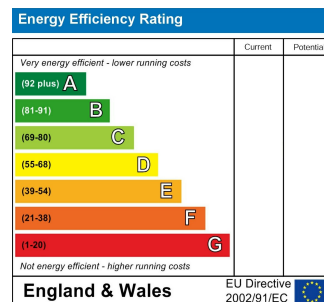
Total area: approx. 2152.1 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A528 (Ellesmere Road) through Albrighton and Harmer Hill. On reaching Harmer Hill, bear right on the B5476 Wem Road. At the next set of cross roads, turn right, signposted to Yorton and Clive. Proceed into the village of Clive, taking the second right onto Back Lane. Proceed along Back Lane, passing the Clive village hub, where immediately after is a right hand turning. Proceed down this private driveway, where the property will be found at the end on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and natural gas are connected. Private drainage.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
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