

Halls¹⁸⁴⁵

FOR SALE

Offers in the region of £625,000

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

An impressive, attractive and beautifully presented family home, that has been updated and remodelled to an incredibly high standard throughout, situated in an incredibly popular village north of Shrewsbury.





- Complete renovation throughout
- Open plan living
- Large sitting room with log burner
- Popular location
- Lovely setting and views
- Easily maintainable gardens

DIRECTIONS

Proceed north along through Harmer Hill following signs to Wem. Continue to the next crossroads and turn right for Clive. Follow this lane under the railway bridge and bear left into the village and then turn right onto Drawell. Continue down the lane past the Church on your left hand side, and there will be turning to the right – Back Lane. The property will be seen after a short distance on the left hand side.

SITUATION

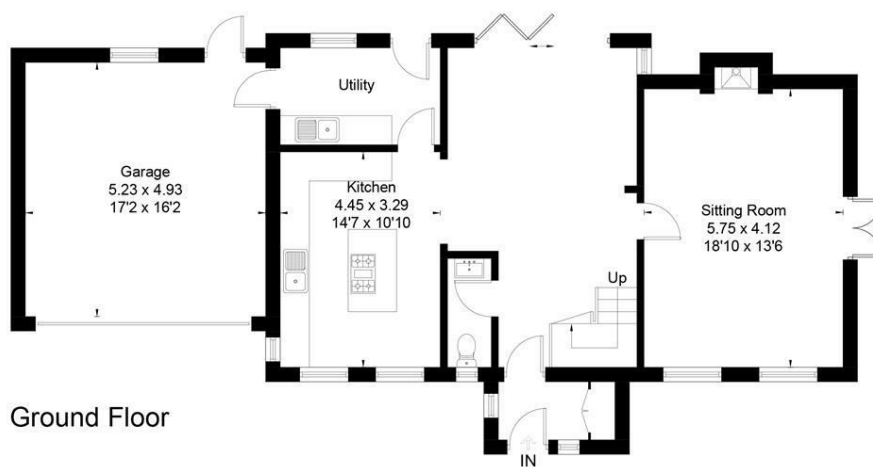
Mine Bank House is located in the peaceful village of Clive, surrounded by breath-taking Shropshire countryside and just eight miles north of the bustling and historic country town of Shrewsbury. The village has a primary school, a medical practice, All Saints Church, village hall and club house, beauty salon and a cricket club in nearby Grinshill. Shrewsbury offers an extensive range of shopping, leisure and social facilities.

The county is renowned for its schooling in both the state and private sectors including Shrewsbury School, Shrewsbury High School, Ellesmere College, Moreton Hall, Packwood and Prestfelde. The A5/M54/M6 are within easy reach giving access to Birmingham, Telford and the West Midlands conurbation. From Shrewsbury, the A5 also provides quick access to mid and north Wales and links with the A53 to the Potteries and the A49 to Chester and Manchester.

Rail services can be accessed at Yorton (under 1 mile) where there are services to Shrewsbury, Crewe, Manchester and Cardiff.



Approximate Floor Area = 205.7 sq m / 2214 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84270

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



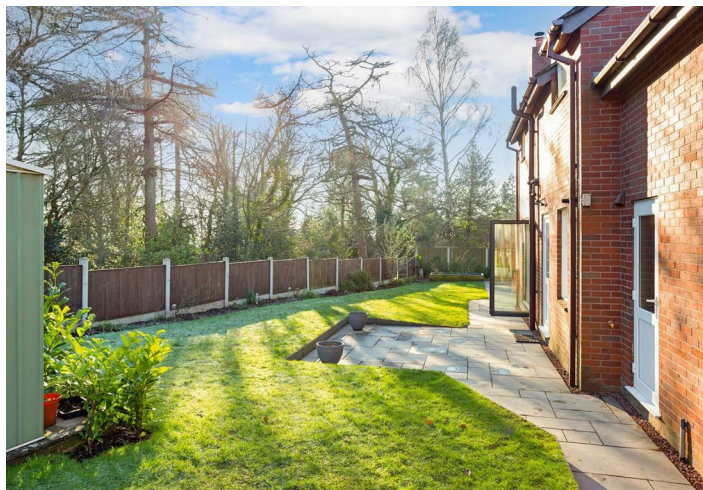
2 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



DESCRIPTION

Mine Bank House has been thoughtfully and tastefully updated throughout, and now offers superb modern family living accommodation set over two floors.

At the heart of the house is a spectacular kitchen with centre island/breakfast bar that opens up to a wonderful dining room/family room, providing a comfortable space for both everyday living and large scale entertaining, with by-fold doors opening out to the garden. There is also a staircase with a glass balustrade that leads to the first floor. The recently fitted kitchen that overlooks the front of the property includes plenty of wall and floor units, Quartz work surfaces and features a "Elica" 4 zone induction hob with built in extractor. There are a range of built in Bosch appliances including a dishwasher and fridge/freezer and a Neff double oven. There is a large central breakfast island perfect for food preparation or a breakfast bar for up to 5 people. The front to back dual aspect sitting room has a recently added wood burning stove and there are French doors leading to the raised decked area. The utility room has a door leading to the rear gardens and has wall and floor units, with space for a washing machine and tumble dryer. The integral garage is located beyond the utility room and also has a door to the rear gardens.

On the first floor, there is a wonderful principal bedroom suite with dressing room and updated en suite shower room. There are four further bedrooms, including the second bedroom above the garage which is an incredibly spacious room and could quite simply be made to be a further bedroom with en suite facilities. There is a family bathroom with shower above the bath, a WC, sink, light mirror and towel rail. There is also an incredibly useful large airing cupboard with shelves. The countryside views from the landing window and principal bedroom overlooking the front of the house are spectacular.

At the front of the house is a private driveway, which provides ample parking and access to the integrated garage with electric roller door. There is a QUBEV Smart charger besides the garage, two outside taps (one in the garage, one to the rear) and two outside sockets.

The property has new flooring throughout and has LED spotlights on both the ground and first floors.

OUTSIDE

The property is approached over a shared drive, which leads to the private double gates and the private driveway beyond. The delightful easily maintainable wrap around gardens are a particular feature of Mine Bank House. 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 south facing decked terrace area, bordered by herbaceous shrub borders. There is a large garden shed and wood store. The property is enclosed on all sides by closely boarded wooden fencing.

GENERAL REMARKS



FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and gas are understood to be connected. Drainage to a septic tank. None of these services have been tested.

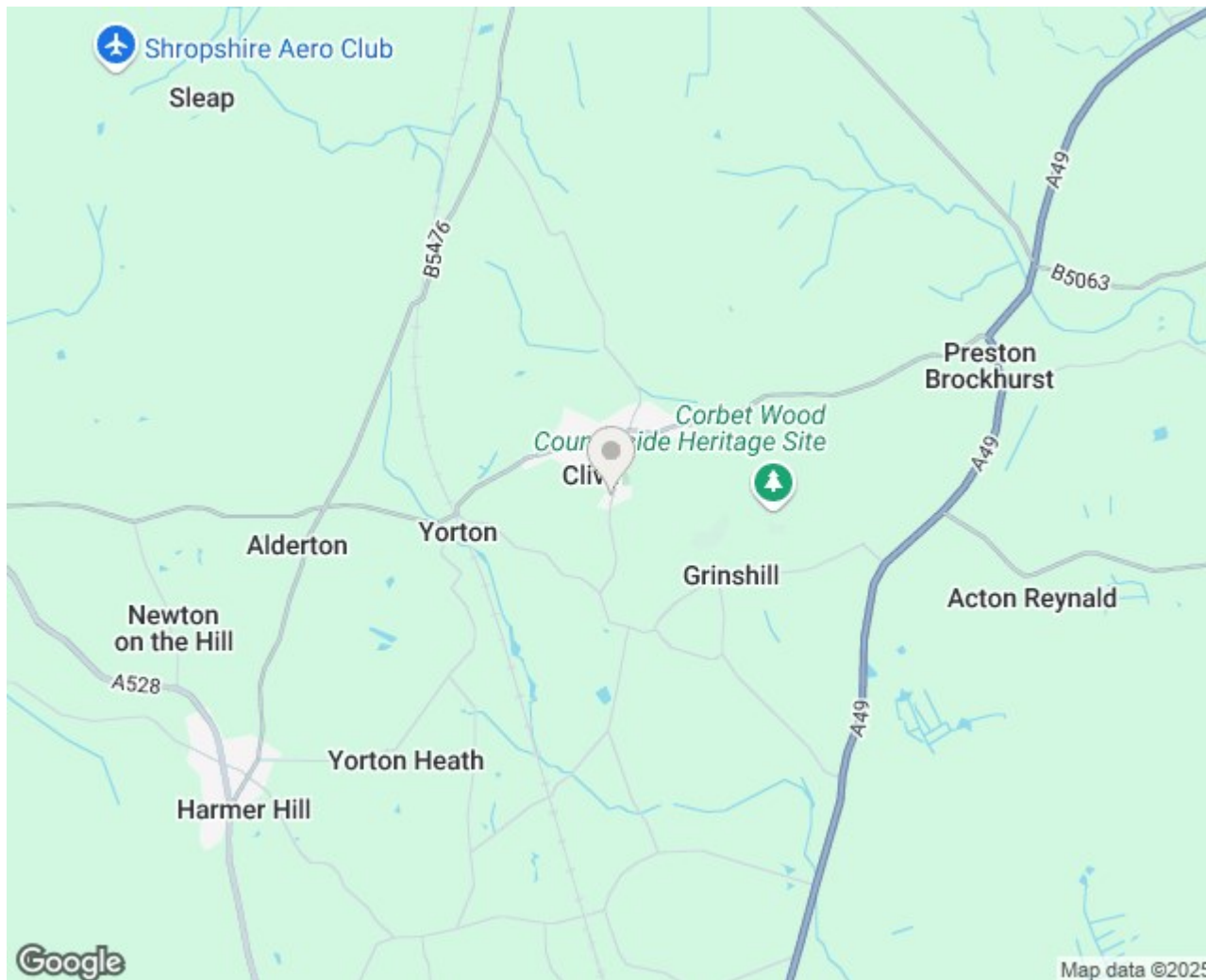
COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

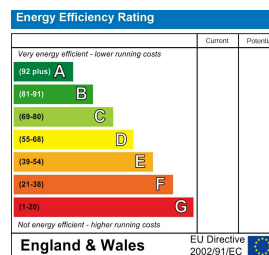
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales

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