

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price £275,000 to  
£325,000

Drawwell House, High Street, Clive, Shrewsbury,  
SY4 3JL

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🏠 3 Bedrooms

🚿 2 Bathrooms



## Drawwell House, High Street, Clive, Shrewsbury, SY4 3JL



### General Remarks

For sale by public auction on the 26th June 2025 at 2:00pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. A rare opportunity to acquire an individual three-bedroom country property occupying a pleasant location in the much sought after picturesque village of Clive. The property provides potential to modernise and renovate to suit one's own style. Standing in good size private gardens with private drive and parking.

**Location:** The property occupies an enviable location in the much sought after village of Clive within easy access to the A5/M54 motorway network and the historic county town of Shrewsbury (8 miles) and market town of Wem (3 miles) both of which have an excellent range of local shopping, recreational and educational facilities. Shrewsbury, Wem and Whitchurch have main railway stations linked to Crewe, Manchester, Birmingham, North and South Wales with Yorton station 2 miles away. The village itself has the benefits of a primary school, medical centre, village hall and church. Enviably situated in fabulous countryside providing idyllic walks including Grinshall and Corbet Wood with views over both Shropshire and Cheshire.



### Accommodation

#### Half glazed entrance door:

**Entrance Hall:** Matwell. Picture rail, understairs store cupboard with folding louvre door also housing gas boiler. Thermostat heating control switch.

**Lounge:** 14' 9" x 10' 10" (4.50m x 3.31m) Dual aspect windows, coving to ceiling, radiator.

**Conservatory:** 9' 10" x 9' 9" (3.00m x 2.97m) UPVC. Red tile floor, centre ceiling light and power points, radiator. Double doors opening onto the garden.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



**Study:** 11' 10" x 11' 1" (3.60m x 3.37m) Radiator, fitted wall shelves.

**Open Plan Kitchen/Dining/Sitting Room:** Tile effect vinyl flooring.

**Kitchen:** 13' 7" x 11' 1" (4.14m x 3.37m) Range of fitted wall cupboards and matching base units with worktop surface over, 1.5 stainless steel sink unit and drainer, spaces for dishwasher and refrigerator, 'Neff' built in double oven, gas fired 'AGA', four ring halogen hob, Recess for refrigerator/freezer.

**Dining/Living Area:** 13' 7" x 11' 6" (4.14m x 3.50m)

Full length windows with sky lights to roof. Built-in overhead storage, radiator.

**Rear Porch/Utility Area:** 7' 0" x 3' 3" (2.14m x 0.98m) Tile floor. Space for washing machine, wall shelves. Door to outside.

Additional storage to roof above utility and shower room.

**Shower Room:** 7' 0" x 4' 3" (2.14m x 1.29m) Tile floor. Shower cubicle tray with mains fed shower, pedestal wash hand basin, low level flush w.c., partly tiled walls, radiator.





**Staircase to first floor and landing area:** Walk-in store cupboard, radiator.

**Bedroom One:** 14' 9" x 10' 10" (4.50m x 3.31m)  
Wooden floor, dual aspect windows, radiator.

**Bedroom Two:** 11' 7" x 9' 7" (3.53m x 2.91m)  
including wardrobe space Built-in wardrobe with part mirror door and cupboards above to one wall, radiator.

**Bedroom Three:** 15' 2" x 8' 2" (4.62m x 2.48m) Walk-in store cupboard, radiator.

**Bathroom:** 6' 9" x 5' 11" (2.06m x 1.81m) including airing cupboard. Walk-in shower/tub, pedestal wash hand basin, low level flush wc, radiator. Airing cupboard with slatted shelves.

**Outside:** Drawwell House is approached off Drawwell Lane onto a private drive providing parking and access to the garage. The gardens are mainly laid to lawn with an abundance of established trees, shrubs and flowering plants. Enclosed by mature hedges providing privacy and views over open fields. Pedestrian gate with access onto High Street. Outside tap.

**Detached Garage:** 15' 7" x 7' 10" (4.75m x 2.38m)

**EPC Rating 56|D Council Tax Band 'F'**

**Directions:** From Shrewsbury proceed North along the A528 through Albrighton and Harmer Hill. Continue along the B5476 Wem Road, after a short distance turn right signposted Clive, proceed passing through Yorton following the signs Clive/Grinshall. Under the railway bridge keeping to the left onto Station Road which then leads into the village onto High Street. After a short distance the property will be identified on the right handside by the agents for sale board.

**What3Words: ///drums.motive.output:**

**Services:** We are informed that the property is connected to mains water, drainage, electricity and gas.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND  
Tel: 0345 678 9000

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Buyer's Premium:** Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.00% plus VAT of the sale price subject to a minimum of £3,300 including VAT. For further details on fees payable please consult the auction legal pack.



**Method Of Sale:** The property will be offered for sale by public auction at Lion Quays Hotel & Spa, Moreton, Oswestry on Thursday 26th June 2025 with commencing at 2.00pm.

**Guide Price:** Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

**Reservation Price:** The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Solicitor:** Gough Thomas & Scott, 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ Tel: 01691 622413 Contact: Jenny Morris



Total Area: 144.9 m<sup>2</sup> ... 1560 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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