



SAMUEL WOOD

The Croft, Clive, Shrewsbury, Shropshire, SY4 5PU  
Offers In The Region Of £700,000







# The Croft,

Clive, Shrewsbury, Shropshire, SY4 5PU



- Beautifully Presented Family Home
- Substantial Corner Plot
- High Specification Open Plan Kitchen Diner
- Idyllic Rural Views
- Gas Central Heating
- Five Generously Sized Bedrooms
- Three Spacious Reception Rooms
- Landscaped Gardens
- Double Garage & Driveway
- EPC Rating B

Samuel Wood is delighted to offer for sale this stunning five bedroom family home, set in the idyllic north Shropshire village of Clive. Boasting a well designed layout with high specification contemporary living spaces, all complemented by beautifully landscaped gardens, a multiple car driveway and double garage. The village of Clive has an excellent range of facilities and amenities, including doctor's surgery, primary school and a church as well as local walks and woodland trails with Grinshill and Corbet Woods being close by. The A49 and major road networks can be easily accessed from the village and public transport such as train and bus services are on hand. Viewing is highly recommended to fully appreciate the position of this wonderful property and its striking interior.

The Croft in Clive, north Shropshire, is a substantial five-bedroom detached home nestled in beautifully landscaped gardens. The ground floor features an elegant hallway with a striking double staircase, a convenient WC and a spacious living room highlighted by a feature fireplace. Additionally, this level includes a cinema room, a formal dining room and a generously sized open-plan kitchen diner, along with a utility room to enhance functionality.

Upstairs, the property offers five bedrooms, two of which are en-suite, providing ample space and privacy for a family. The master bedroom is a luxurious retreat, boasting built in wardrobes, an en-suite bathroom, and a balcony that offers excellent rear aspect rural views. The recently updated contemporary family bathroom and a large landing area add to the sense of spaciousness and comfort on the upper floor.

Externally, The Croft's charm is further enhanced by its meticulously landscaped gardens at both the front and rear, offering serene outdoor spaces. The property includes a detached double garage with a driveway, ensuring ample parking and storage. The stunning rural views that surround the home create a picturesque setting, making The Croft a perfect blend of elegance and tranquility.











## Directions

Services: We understand that the property has mains gas heating, mains electricity & solar panels, mains water and mains drainage.

Broadband Speed: Up to 800 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





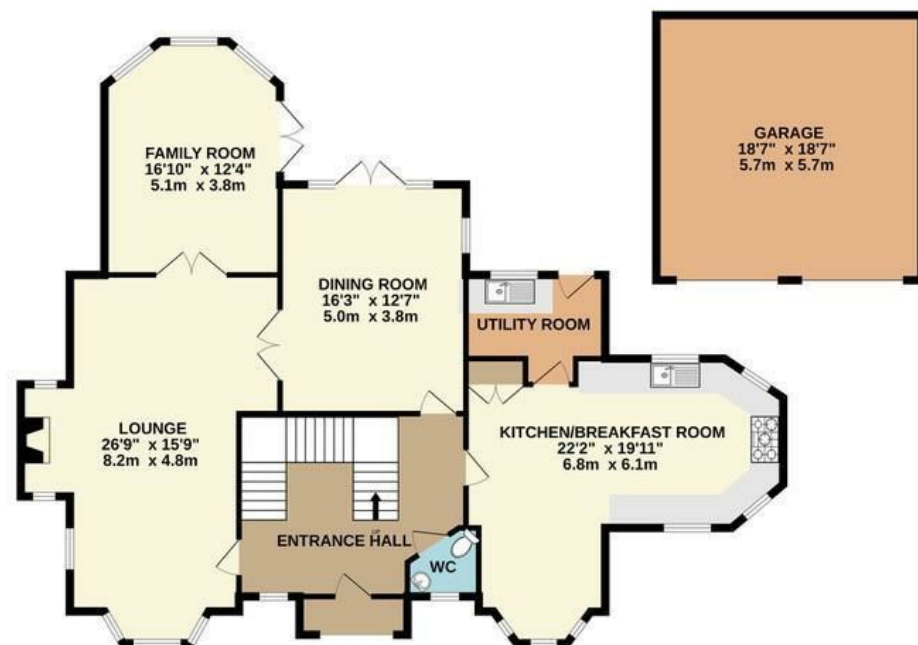






## Floor Plans

GROUND FLOOR  
1682 sq.ft. (156.2 sq.m.) approx.



1ST FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA: 2714 sq.ft. (252.1 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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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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