



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Grove Cottage, Nesscliffe, Shrewsbury, SY4 1DB**

**£235,000 Region**

To view this property please call us on **01743 236 800** Ref: C7573/SL/KQ

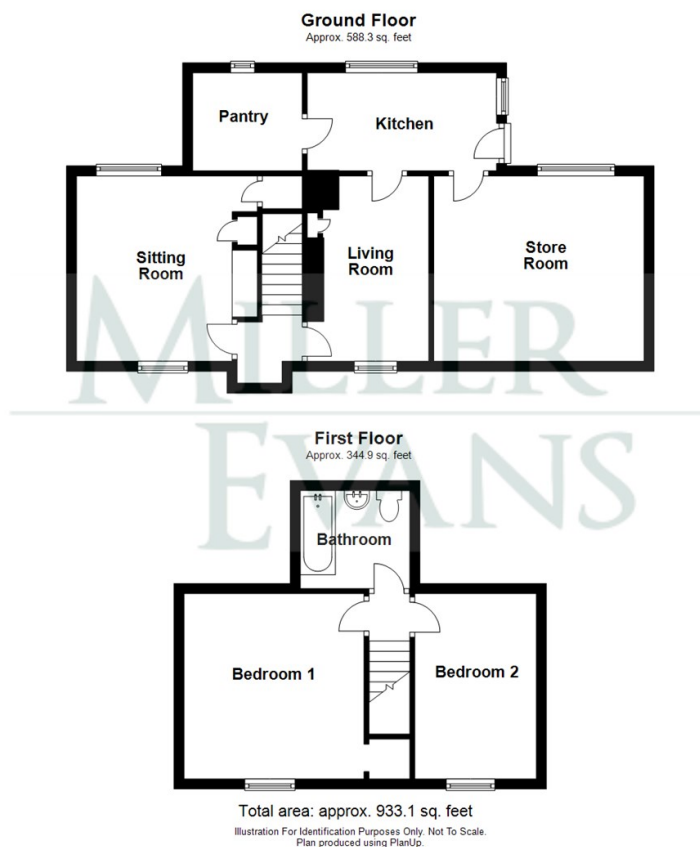
# A double fronted detached cottage residence in need of complete modernisation and improvements.

This two bedroom detached cottage is in need of complete modernisation, but offers potential to extend and is capable of a most attractive layout. The accommodation currently comprises; entrance hall, sitting room, living room, kitchen, large walk in pantry, large store room, two bedrooms and bathroom. Sectional garage, parking. Good sized gardens capable of an attractive layout.

The property is well placed in the village of Nesscliffe, a small village nestled between the towns of Shrewsbury and Oswestry, with good amenities including petrol station, village store, public house and primary school. The surrounding countryside is well known for its beautiful walks and scenery.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### HALLWAY

### LIVING ROOM

12'2" x 7'11" (3.70m x 2.42m)

### SITTING ROOM

12'2" x 11'10" (3.70m x 3.61m)

### KITCHEN

6'5" x 12'5" (1.96m x 3.78m)

### PANTRY

6'5" x 7'2" (1.96m x 2.18m)

### STORE ROOM

STAIRCASE rising to FIRST FLOOR LANDING

### BEDROOM 1

13'7" x 11'9" (4.14m x 3.59m)

### BEDROOM 2

12'2" x 7'11" (3.70m x 2.42m)

### BATHROOM

## OUTSIDE THE PROPERTY

### SECTIONAL GARAGE

Double gates allow access over a driveway providing parking and serving the wooden sectional garage.

The gardens are of a good size and well stocked with a selection of shrubs and trees and capable of an attractive layout.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 towards Oswestry. Continue for some distance to the roundabout on the Nesscliffe By-pass and take the 3rd exit and continue into the village. Pass the petrol station and the Three pigeons public house and continue for a further distance and Grove Cottage will be found on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water and electricity are connected. Septic tank drainage.

### TENURE

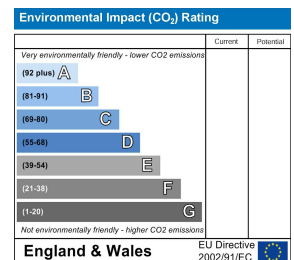
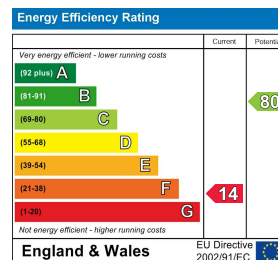
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

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

Council Tax Band: D

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:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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