



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**La Chaumiere, Wem Road, Clive, Shrewsbury, SY4 3JH**

**Region £350,000**

To view this property please call us on **01743 236 800** Ref: C7583/WM/KQ

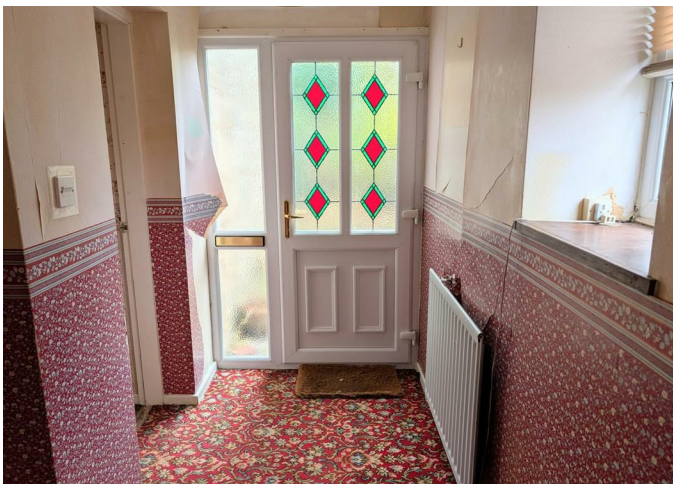


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# A beautiful three bedroom character cottage in need of modernisation and improvements.

This three bedroom detached character cottage is in need of modernisation and improvements, but provides spacious accommodation briefly comprising; entrance hall, cloakroom, living room, dining room, kitchen, utility, three bedrooms and bathroom. Spacious driveway providing ample parking. Good sized gardens.

The property is pleasantly situated in the sought after village of Clive and is well placed being approx. 8 miles north of Shrewsbury and 3 miles from Wem. The good local amenities within the village include a primary school, Church, medical centre and an active village hall. The property enjoys surrounding countryside views with easy access to Grinshill.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Two windows

### CLOAKROOM

Large room with wash hand basin, wc

### LIVING ROOM

14'5" x 12'11" (4.40m x 3.93m)

Feature fireplace

Window to the side

Door to the side of the property

### DINING ROOM

14'5" x 12'3" (4.40m x 3.73m)

Windows

Feature fireplace

### KITCHEN

10'11" x 12'3" (3.32m x 3.73m)

Fitted with a range of matching wall and base units

Door to gardens

Door to:

### PANTRY

2'11" x 5'1" (0.89m x 1.55m)

### UTILITY

7'8" x 10'5" (2.33m x 3.18m)

Base units

Window to the side

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

14'5" x 12'10" (4.40m x 3.91m)

Two windows

### BEDROOM 2

14'5" x 11'6" (4.40m x 3.51m)

Two windows

### BEDROOM 3

10'4" x 7'3" (3.16m x 2.20m)

Window

Access to eaves storage.

### BATHROOM

Panelled bath

Wash hand basin, wc

Window

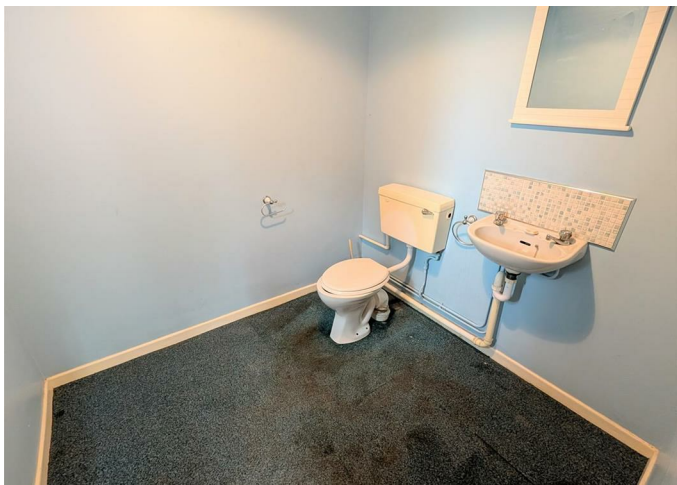
## OUTSIDE THE PROPERTY

The property is approached over a good sized gravelled drive providing ample parking. Good sized lawn area to the front with mature shrub beds and inset trees. Steps to paved entrance area.

Gardens surround the property and are capable of an attractive layout.











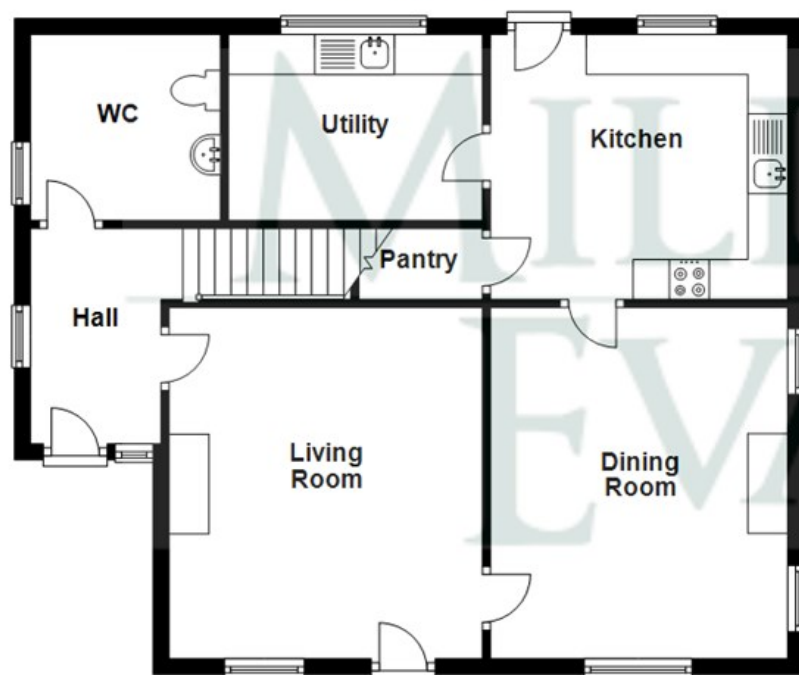




## FLOOR PLANS ...

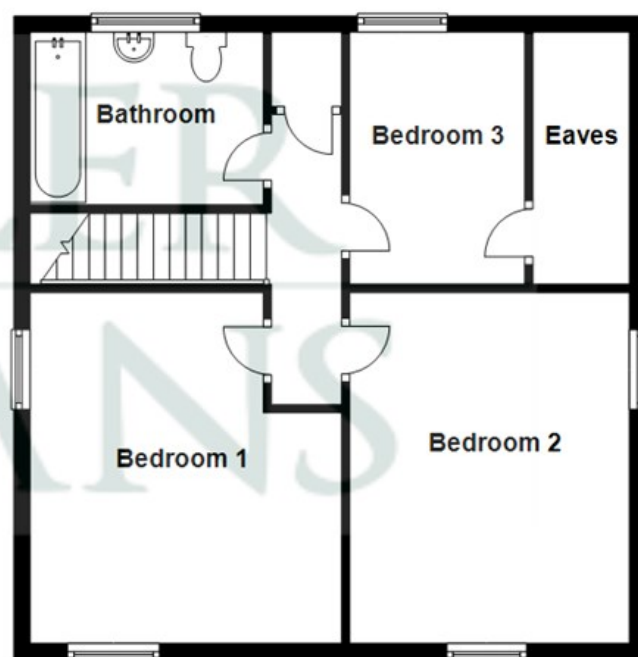
### Ground Floor

Approx. 749.1 sq. feet



### First Floor

Approx. 619.9 sq. feet



Total area: approx. 1369.0 sq. feet

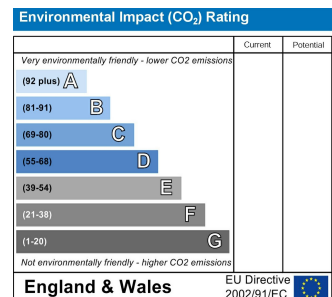
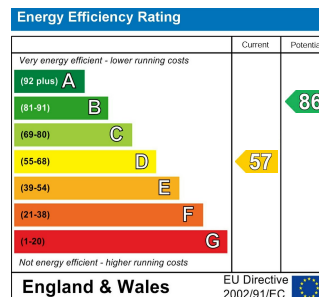
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 Ellesmere Road and on reaching Harmer Hill continue to Wem on the B5467. Continue for approx. a mile and at the crossroads turn right signposted to Clive. Follow the road through Yorton, bearing left onto Station Road. Continue onto High Street and turn left at the fork in the road onto Wem Road, where the property will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

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

### 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: E

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.

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The UK's number one property website

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