



TO LET

£800 Per Month Per calendar month

3 High Street, Shrewsbury, Shropshire, SY4 3JL

This is a charming and well presented semi detached cottage in the village of Clive. It comprises a sitting room, kitchen/diner, two bedrooms and a bathroom. The property has gas fired heating and double glazed windows. There is a parking space to the side for a small car and on street parking. To the rear is a yard, garden with lawn, verandah and store room.



- Charming Semi Detached Cottage
- Located in the Village of Clive
- Sitting Room, Kitchen / Diner
- Two Bedrooms and a Bathroom
- Gas Heating & D.G Windows
- Parking and Enclosed Rear Garden

Location

Clive is an attractive and peaceful rural village situated to the north-east of Shrewsbury, surrounded by beautiful Shropshire countryside. The village is ideally positioned for those wishing to enjoy a quieter setting whilst remaining within easy reach of several popular market towns.

Wem is readily accessible and provides a good range of everyday amenities, whilst Shrewsbury offers extensive shopping, leisure, cultural and recreational facilities. Whitchurch is also within convenient travelling distance, providing further shopping, schooling and leisure facilities.

The surrounding countryside offers excellent opportunities for walking and cycling, whilst the village's position provides good access to the wider road network.

Brief Description

Halls are delighted to be instructed to let 3 High Street Clive on an assured periodic tenancy.

A charming semi-detached cottage situated in the popular village of Clive, offering well-proportioned accommodation over two floors together with gardens and off-road parking.

The property comprises a welcoming sitting room, together with a fitted kitchen having a range of units and adjoining dining area. To the first floor are two good-sized bedrooms and a family bathroom.

To the front of the cottage is a small garden area together with off-street parking suitable for a small car. The rear garden can be accessed directly from the house or via the driveway and provides a pleasant and private outdoor space, with a covered area adjoining the rear of the property.

There is also a useful store room / outbuilding with power supply, ideal for housing a tumble dryer and freezer, together with additional storage. The rear garden is principally laid to lawn with flower borders, mature hedging and a garden shed.

3 High Street is therefore an appealing cottage offering comfortable accommodation and useful outside space in a desirable village location, with excellent access to Wem, Shrewsbury and Whitchurch.



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WHL 0474 030926

Tenancy Conditions

Rent £800

Deposit equivalent to 5 weeks rent

First months rent and deposit payable in advance

The property is to be let on an unfurnished basis.

Sorry no smokers.

The property will be offered on an Assured Periodic Tenancy Contract, however, longer term occupants are preferred.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Council Tax - Shropshire

The current Council Tax Band is 'B' on the Shropshire Council Register.

Directions

From Shrewsbury drive out on the Wem Road and go through the village of Harmer Hill and after the village turn right signposted Yorton and Clive. Go past the railway station and up the hill into the village of Clive and the property is located on the left hand side marked by the Halls To Let sign.

What 3 Words

///pipes.apparatus.removers

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

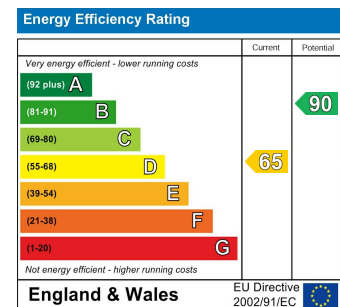
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01948 663230

St Marys Arcade 13 - 17 High Street, Whitchurch, Shropshire, SY13 1AX
Email: whitchurchlettings@halls.gb.com

Energy Performance Ratings



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

