

2 bedroom terraced period stone property in need of refurbishment and modernisation set in the much sought after village of Clive



- 2 bedrooms
- Kitchen/Breakfast Room
- Bathroom
- Private driveway parking for two vehicles
- Rural views to the rear
- Sought after village location

**Offers around
£189,500**

The Property

9 New Street, Clive is a period stone terraced property set in the very much sought after village of Clive in North Shropshire being in need of some refurbishment and modernisation works.

The property is entered through a partially glazed uPvc doorway to the front of the property leading directly into the living room with feature period Grinshill stone fireplace and hearth with woodburning stove inset, beamed ceiling and tiled flooring. Upvc double glazed window to the fore.



The good sized kitchen lies at the rear of the property and comprises stainless double oven range cooker with multiple burners, one and a half basin single drainer sink and mixer tap over, a number of pine base units to one side, worktops over and space for white goods and gas fired central heating boiler. Quarry tiled flooring. Behind the kitchen is a useful open space which could be used as a utility. uPvc double glazed windows and door to the rear garden.



A family bathroom completes the downstairs accommodation with white sanitaryware consisting of a corner bath with electric shower over, WC and sink. Partial tiling and partial wood panelling to the walls.



Stairs lead from the inner hallway to the first floor.

Bedroom 1, which is a good double, sits at the front of the property having useful fitted pine wardrobes and built in cupboards to the alcove areas. Pine dado and picture rails. Fireplace with woodburner inset. Upvc double glazed window to the front.



Bedroom 2, a single room, again with pine dado and picture rail. A uPvc window overlooks the rear of the property. Radiator.



Outside

9 New Street is located in the lovely, much sought after rural village of Clive.

The property is approached to the front through a low level wrought iron gateway across a quarry tiled paved pathway and gravelled area to the side.

The rear garden is a very good size and is a real asset to the property with open rural views to the rear.

A patio area laid to brick leads from the kitchen door screened from the rest of the garden by a mixture of fencing and dwarf brick walling.

Curved steps lead to the remainder of the garden which is a mixture of lawned areas and raised beds. Various outbuildings including a greenhouse, good sized shed and a variety of other structures having a number of potential uses.



9 New Street Clive has the additional benefit of its own private driveway. The accessway is set alongside the neighbouring property. Double wooden gates provide access to the driveway to the rear garden.



The Local Area

Clive is a very attractive and much sought after rural village in North Shropshire with its own primary school, village hall which holds a number of activities and church.

It is within convenient driving distance of Wem town centre and the local shops and amenities. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Council Tax Band

B

Local Authority

Shropshire Council

Services

Mains water, drainage, electricity and gas fired central heating.

Viewing

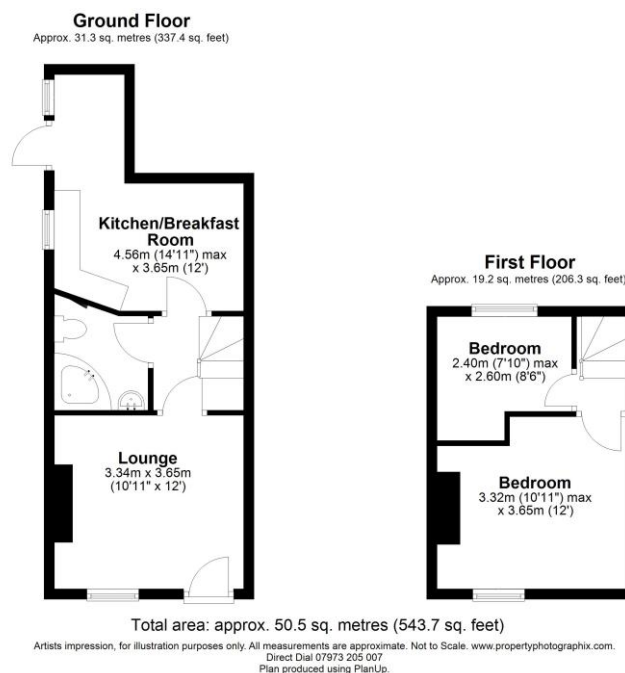
Strictly by appointment with the Agent, Harfitts

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details.

SURVEYS

Please ask us for details of local surveyors

Agent's Notes

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