



ROWAN COTTAGE

8 WEM ROAD | CLIVE | SHREWSBURY | SY4 3JH





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Shrewsbury 10.4 miles | Telford 19.5 miles
(all mileages are approximate)

AN INCREDIBLY ATTRACTIVE SEMI DETACHED FAMILY HOME, WITH
SUPERB FLOWING ACCOMMODATION, SET IN A POPULAR VILLAGE
LOCATION WITH SPECTACULAR VIEWS.

Wonderfully well-presented accommodation offering superb modern family living space
Kitchen leading through to the garden room
Large sitting room with clear view stove
4 bedrooms, 2 bathrooms
Air source and solar heating



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///landlady.roofs.rising

From Shrewsbury proceed North along the A528. Continue through Harmer Hill following signs to Wem. At the next set of crossroads take the right turn for Clive and proceed to the village. On arrival at the village continue through along High Street until reaching a turning to the left signposted Wem. Proceed down Wem Road and the property will be found on the left hand side.

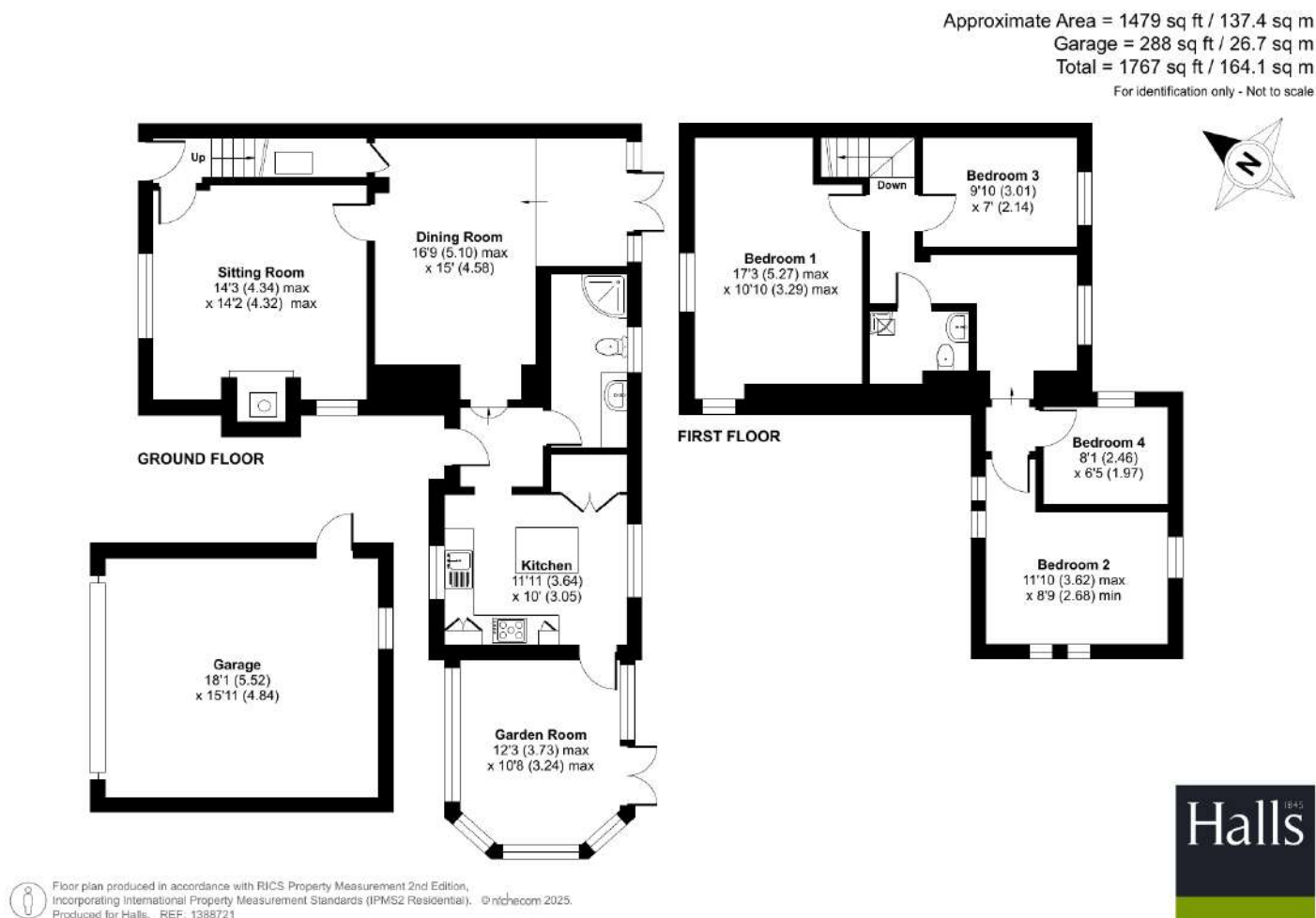
SITUATION

Clive stands to one side of beautiful Grinshill Hill from where panoramic views across Shropshire which is renowned for its wonderful walks, riding and abundance of wildlife. The village is considered to be one of the most exclusive villages in North Shropshire and is very popular due to its amenities which include a hub/village hall, medical centre, church and primary school. Yorton train station is also within a short walk.

Situated just off the A49, the village is served by a regular bus service to nearby market towns including Wem, Whitchurch and the historic county town of Shrewsbury. Shrewsbury offers a wide range of independent and high street shops, restaurants and leisure facilities. Shrewsbury also has a number of highly regarded schools, both within the state and private sectors, including Shrewsbury School, Shrewsbury High School for Girls, The Priory and Prestfelde Preparatory School. Packwood Haugh and Ellesmere College are around 10 miles away.

PROPERTY

Rowan Cottage is an updated charming cottage offering wonderful flowing accommodation. The accommodation comprises the following: an entrance porch leading through to the entrance vestibule, from here there is a well proportioned sitting room with dual aspect windows and a Clearview wood burning stove.



The dining room is centrally positioned and leads through to the study area. From the inner hallway there is the re-fitted kitchen breakfast room comprising a range of eye and base level cupboards, sink unit and Range cooker. An access door leads through to the garden room which has lovely views over the garden. To complete the ground floor, there is a bathroom.

To the first floor, there are four generous sized bedrooms and an additional shower room.



OUTSIDE

Rowan Cottage benefits from generous sized gardens adjoining open farmland with fantastic views to both the front and rear. The property also has ample garaging space.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Air source and solar heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



