

6 New St, Clive SY4 3LE



£475,000 region

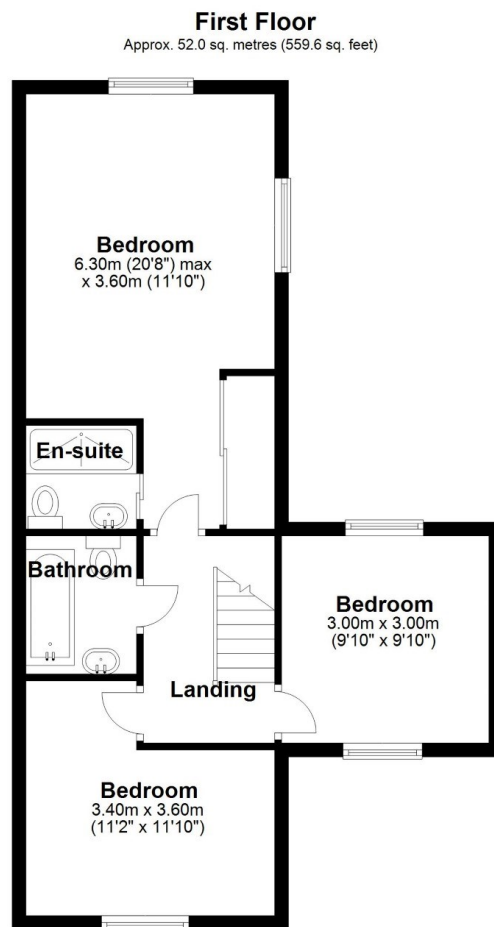
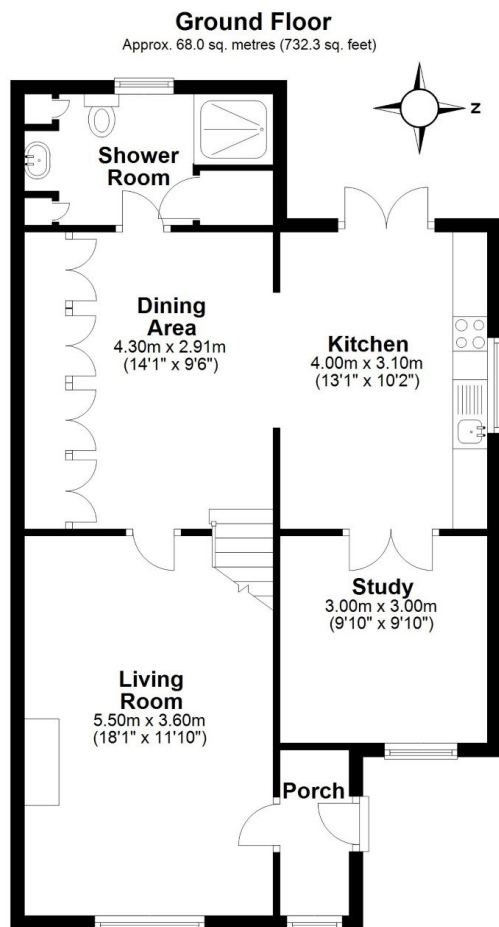
This delightful family home is located in the sought after village of Clive, a traditional English village that features a local primary school, church, village hall, bus service and a train station within walking distance. Full of character, the beautifully presented interior features entrance porch, spacious living room with woodburner, study, open plan country style kitchen with adjacent dining area and a useful ground floor shower room. The first floor offers, three bedrooms (the main bedroom benefits from its own en-suite shower room) plus a family bathroom. There is a large gravelled parking area to the front, a detached garage, useful garden shed and a generous mature garden that enjoys lovely views over the surrounding countryside. The popular medieval town of Shrewsbury is a 9 mile drive away and offers many options for shopping, theatre visits and dining out etc.

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 120.0 sq. metres (1291.9 sq. feet)

6 New Street

Tenure Freehold

Council tax Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 27th September 2023