

# Fairfield Back Lane Clive Shrewsbury SY4 3LA



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £425,000**

## The features

- SUPERBLY APPOINTED 2 BEDROOM DETACHED BUNGALOW
- PERFECT FOR THOSE LOOKING TO DOWNSIZE
- HALL, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- MUCH SOUGHT AFTER VILLAGE LOCATION
- LOVELY WELL STOCKED GARDENS
- GARDEN ROOM WITH STORE AND CLOAKROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING C



**\*\*\* DETACHED BUNGALOW IN ENVIABLE VILLAGE LOCATION \*\*\***

An excellent opportunity to purchase this attractively presented and improved 2 bedroom Detached Bungalow - perfect for those looking to downsize.

Occupying an enviable position in this much sought after North Shropshire village which has facilities including doctors with dispensary, school, church, social hub and regular bus service to the Town and nearby Wem. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Garden Room, Cloakroom, 2 double Bedrooms and Shower Room.

The property has the benefit of double glazing, central heating, driveway with garage and carport and delightful well stocked gardens.

Viewing highly recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Covered entrance with sealed unit double glazed door to Reception Hall, tiled floor, useful cloaks cupboard.

### LOUNGE/DINING ROOM

A lovely light room with window to the side and double opening French doors with glazed side screens leading onto the sun terrace and gardens. Wooden fire surround housing living flame gas fire, media point, radiators.

### KITCHEN/BREAKFAST ROOM

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances, tiled surrounds and eye level wall units with concealed lighting beneath, tall shelved larder unit. Tiled floor, windows to two sides, radiator. Door to

### GARDEN ROOM

A great multi purpose room with double french doors and glazed side screens leading onto the garden, range of base units to complement the Kitchen, radiator. Large storage cupboard.

### CLOAKROOM

with WC and wash hand basin.

### BEDROOM 1

a good sized double room with windows to the side and rear, range of fitted bedroom furniture, radiator.

### BEDROOM 2

with window to the front, radiator.

### SHOWER ROOM

Attractively fitted with suite comprising shower cubicle, wash hand basin and WC set into concealed vanity with ample storage, heated towel rail/radiator, complementary tiled surrounds,

### OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars and leading to the Garage and covered carport. The Front Garden is laid to lawn with well stocked

flower, shrub and herbaceous beds with inset specimen trees. Side pedestrian access leads around to the lovely enclosed Rear Garden which has a good sized paved sun terrace, shaped lawn again with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

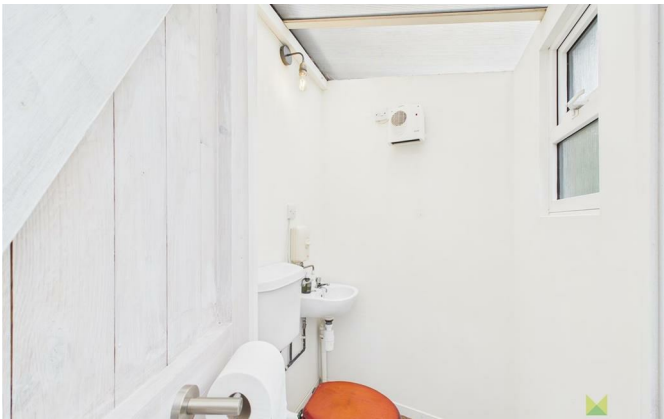
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home









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**Judy Bourne**

**Director at Monks**  
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**Get in touch**

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Shropshire, SY4 5AA

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>69</b> <b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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