MONKS

Mijus 16 Back Lane
Clive Shrewsbury
SY4 3LA

3 bedroom Bungalow -
Detached property
Offers in the region of £435,000

*** LARGE BUNGALOW IN LOVELY WRAP AROUND GARDENS ***

An excellent opportunity to purchase this spacious detached bungalow offering some scope for modernisation and set in a larger than average plot.

Occupying an enviable position tucked away on a private driveway in the heart of this much sought after North Shropshire village. Clive benefits from a Doctor's surgery, active village hall and social hub, church and regular bus service to the Town Centre. The railway station at Yorton is a short stroll away with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance Porch, Dining Hall, good sized Lounge, Garden Room, spacious Kitchen, Utility, 3 double Bedrooms, Bathroom and Cloakroom.

The property is set in well stocked wrap around gardens which benefit from all day sunshine, driveway with parking, car port and garage.

Early viewing recommended.

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LOCATION

ENTRANCE PORCH
Entrance door opening into spacious Porch.

CLOAKROOM
with WC and wash hand basin, window to the side.

DINING HALL
A generous sized room with double opening French doors leading onto the garden, radiator.

LOUNGE
A good sized room naturally well lit with large patio doors leading onto the garden and further window to the side, media point, radiator.

GARDEN ROOM
being of glazed construction with outlooks over the garden.

KITCHEN/BREAKFAST ROOM
Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units. Windows to the side and rear overlooking the gardens, radiator.

INNER HALL
with access to roof space and off which lead

BEDROOM 1
A generous double room with windows overlooking the garden, range of fitted wardrobes, radiator.

BEDROOM 2
with window overlooking the garden, radiator.

BEDROOM 3
with window overlooking the garden, radiator.

BATHROOM
with panelled bath and wash hand basin, tiled surrounds,, radiator, window to the front.

SEPARATE WC
with low flush suiTe.

OUTSIDE
The property occupies an enviable position tucked away on a private drive just off Back Lane. Approached over driveway with parking for several cars and leading to the car port and Garage.

The Gardens are a particular feature of the property and wrap themselves around benefitting from all day sunshine. Being laid extensively to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and hedging. Ornamental garden pond. The gardens offer a good level of privacy.

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.

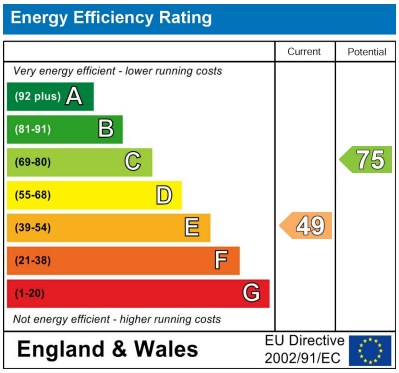
COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

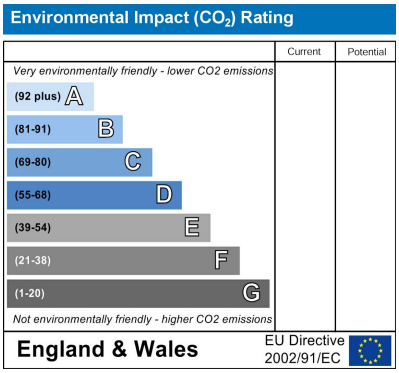
FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will 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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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.