

# 4 Merry Lane Clive Shrewsbury SY4 3JS



2 Bedroom House - End Terrace  
£875 PCM

## The features

- Oil Fired Central Heating
- Utility Area
- Dining Room
- Bathroom with Shower
- Viewing Essential
- Fitted Kitchen
- Living Room
- Two Bedrooms
- Enclosed Garden
- EPC rating E



## **\*\*A deceptively spacious, mature two bedroom semi detached cottage\*\***

**Situated in an idyllic rural location. The accommodation briefly comprises of; Entrance porch, living room, fitted kitchen, two bedrooms, bathroom with white suite to include WC, wash hand basin, bath with shower over with complimentary tiling. Oil central heating, pedestrian access to the rear with a good sized, fully enclosed garden mainly laid to lawn with a patio area and brick built shed.**

### **Property details**

#### **ENTRANCE HALL**

With door leading to;

#### **LIVING ROOM**

With windows to front and side aspect, radiator

#### **KITCHEN**

With a range of units with round edge work surface over, tiled splash back, sink set in base unit, recess for oven with cooker hood over, plumbing for dishwasher, window to side aspect

#### **STAIRS AND LANDING**

With window to side aspect

#### **BEDROOM 1**

With window to front aspect, ornamental fireplace, radiator

#### **BEDROOM 2**

With window to front aspect, radiator

#### **BATHROOM**

With 3 piece suite to include; panelled bath with electric shower over, wash hand basin set in vanity unit, low level WC, window to side aspect

#### **OUTHOUSE**

Housing boiler, plumbing for washing machine, radiator

#### **GARDEN AND OUTSIDE**

Laid to lawn with brick built outbuilding providing storage

**4 Merry Lane, Clive, Shrewsbury, SY4 3JS.**

2 Bedroom House - End Terrace  
£875 PCM



**Sansay**



**Judy Bourne**

**Director at Monks**  
judy@monks.co.uk

**Get in touch**

**Call.** 01743 361422  
**Email.** info@monks.co.uk  
**Click.** www.monks.co.uk

**Shrewsbury office**

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

**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	

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:

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