

# Ingleton Back Lane Clive Shrewsbury SY4 3LA



**4 Bedroom Bungalow - Detached**  
**Offers In Excess Of £465,000**

## The features

- IMPRESSIVE AND VERSATILE LIVING SPACE
- NEWLY REFURBISHED THROUGHOUT
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- AMPLE PARKING AND DOUBLE GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION
- RECEPTION HALL, LOUNGE, DINING ROOM, BREAKFAST KITCHEN, UTILITY
- 3 FURTHER BEDROOMS, BATHROOM AND CLOAKROOM
- ESTABLISHED WRAP AROUND GARDENS
- EPC RATING C



\*\*\* NEWLY REFURBISHED DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this spacious detached Bungalow offering versatile accommodation which has just undergone complete modernisation and perfect for a family or those looking to downsize yet require space.

Occupying an enviable position in the heart of this much sought after North Shropshire village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Cloakroom, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking double Garage, and lovely established wrap around gardens with an aspect up to the Village Church.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position in this much sought after Village a short drive from the A5/M54 motorway network and all the amenities of the County Town. Clive benefits from a primary school, church, medical centre, active village hall and social hub and has the most fabulous walks over surrounding countryside, woodland paths and Grinshill Hill. A short stroll away is Yorton Railway station with regular trains through to Shrewsbury, Crewe and links to London. In the nearby market Town of Wem there are excellent facilities including supermarkets, independent stores, restaurants and public houses.

### RECEPTION HALL

A generous sized Entrance with built in double cloaks cupboard, radiators.

### DINING ROOM

Radiator and two steps leading down to

### LOUNGE

A lovely light room with window to the front and double opening French doors to the garden, media point, radiator.

### KITCHEN/BREAKFAST ROOM

Newly fitted with range of soft grey fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and space beneath for appliances. Inset 4 ring hob with extractor hood over and eye level oven and grill with cupboards above and below. Ample space for breakfast table, windows to the front and side. Radiator.

### UTILITY ROOM

with continuation of units including single drainer sink set into base cupboard with work surface extending to either side with space beneath for appliances. Window to the rear, door to the garden, radiator.

### CLOAKROOM

with WC and wash hand basin, radiator.

### PRINCIPAL BEDROOM

A good sized double room with window to the rear, radiator.

### EN SUITE SHOWER ROOM

with large shower cubicle having direct mixer shower unit with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### BEDROOM 2/SITTING ROOM

A lovely light room offering flexibility of living and having sliding patio doors to the side and French door to the rear, radiator.

### BEDROOM 3

Another generous sized room with window to the side, radiator and opening to

### DRESSING AREA

with window overlooking the front, radiator.

### BEDROOM 4/STUDY

with window to the front. Radiator.

### BATHROOM

newly fitted with suite comprising panelled bath with direct mixer shower unit with drench head over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail. Window to the rear.

### OUTSIDE

The property is approached over driveway which provides ample parking and leads to the detached DOUBLE GARAGE.

The Gardens wrap themselves around the property and are laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds with several seating areas. To the one side garden there is a delightful aspect up to the village Church spire.

### 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 B - 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

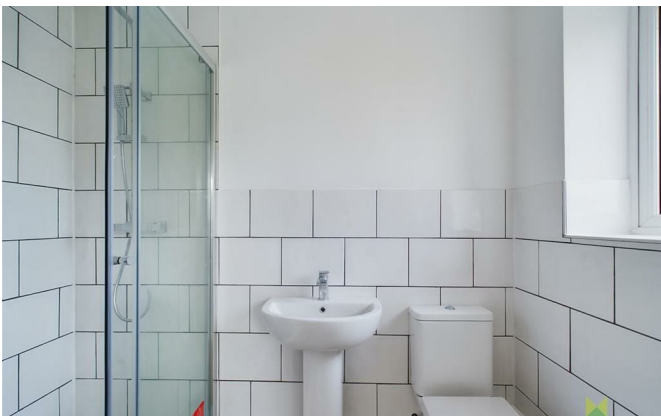
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.

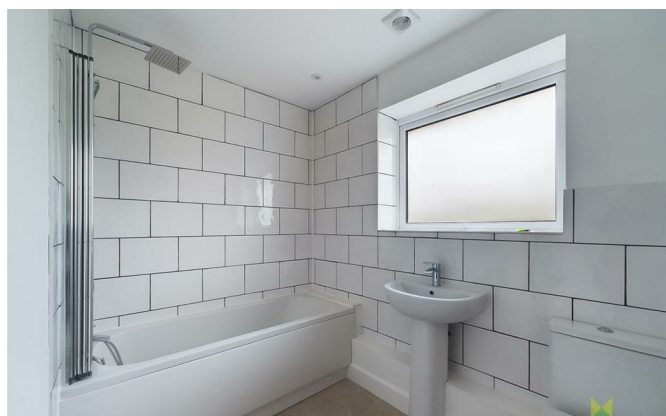






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Offers In Excess Of £465,000







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## 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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