

# Coniston High Street Clive Shrewsbury SY4 3JL



**3 Bedroom Bungalow**  
**Offers In The Region Of £335,000**

## The features

- CHARMING PERIOD HOME IN COURTYARD LOCATION
- MUCH SOUGHT AFTER NORTH SHROPSHIRE VILLAGE
- KITCHEN WITH WALK IN PANTRY CUPBOARD
- EXCELLENT SIZED GARDEN BORDERED BY OPEN FARMLAND
- VIEWING HIGHLY RECOMMENDED
- SINGLE STOREY LIVING WITH WONDERFUL VIEWS
- LOUNGE, DINING ROOM/BEDROOM 3
- 2 FURTHER DOUBLE BEDROOMS, WET ROOM AND WC
- ALLOCATED PARKING AND VIEWS OVER TO THE WELSH HILLS
- EPC RATING D



\*\*\* SINGLE STOREY LIVING - STUNNING RURAL VIEWS \*\*\*

A unique opportunity to purchase this charming stone dwelling offering deceptively spacious and versatile accommodation on one level - perfect for those looking to downsize.

Occupying an enviable position tucked away in this select courtyard of just 3 homes in the heart of this much sought after North Shropshire village with primary school, church, active village hall and hub and a short stroll from the Railway Station at Yorton which provides good links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance Porch, Reception Hall, good sized Lounge with wonderful views, Dining Room/ Bedroom 3, Kitchen with walk in Pantry, 2 further double Bedrooms, Wet Room and WC.

The property has the benefit of central heating, double glazing, allocated parking and excellent sized rear garden bordered by farmland and stunning uninterrupted views across to the Welsh Hills.

Viewing highly recommended and no upward chain.

## 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.

### ENTRANCE PORCH

Stone arched entrance with stone boot seating to either side, double glazed entrance door opening to

### RECEPTION HALL

A spacious and inviting Reception Hall with glazed roof hatch to attic space. Radiator.

### LOUNGE

A lovely light and quirky shaped room featuring windows and sliding patio doors from which there is a wonderful aspect over the garden and open fields across to the Welsh Hills. Wooden fire surround with marble hearth and inset with space for ornamental fire, media point, parquet wood block floor, radiator.

### DINING ROOM/BEDROOM 3

with window overlooking the front, period grate, parquet wood block floor and radiator.

### KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and having inset 4 ring hob with double oven and grill beneath and space for appliances. Matching range of eye level wall units and walk in Pantry cupboard with shelving. Window and door to the rear courtyard.

### BEDROOM 1

a good sized double room with window to the front, parquet wood block floor, radiator.

### BEDROOM 2

with window to the front, radiator.

### WET ROOM

with large walk in shower area, wash hand basin, radiator. Window to the rear.

### SEPARATE WC

with low flush suite, window to the rear.

### OUTSIDE

The property occupies an enviable position located in a select courtyard of just 3 homes, approached over gravelled driveway with allocated parking. The Rear Garden is a particular feature of the property being of an excellent size laid mainly to lawn with inset specimen trees and bordered by open farmland which in turn have the most wonderful uninterrupted views across to the Welsh Hills.

### 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

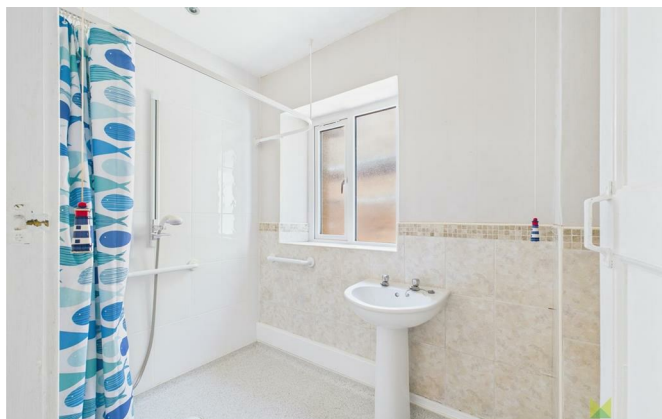
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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3 Bedroom Bungalow

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## Judy Bourne

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## Get in touch

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## Wem office

13A High Street, Wem,  
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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>57</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	

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