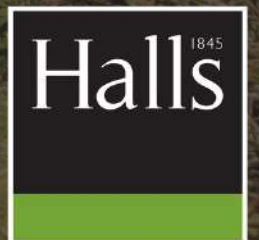




# FAIRFIELD

BACK LANE | CLIVE | SHREWSBURY | SY4 3LA





# FAIRFIELD

BACK LANE | CLIVE | SHREWSBURY | SY4 3LA

Shrewsbury 6.3 miles | Oswestry 18.1 miles | Telford 19.2 miles  
(all mileages are approximate)

AN ATTRACTIVELY PRESENTED AND NEATLY APPOINTED DETACHED  
BUNGALOW, SET WITH GARAGING AND LOVELY WRAPAROUND  
GARDENS IN THIS SOUGHT AFTER RURAL VILLAGE.

Highly appealing village location  
Well proportioned rooms  
Neatly presented and well appointed  
Generous driveway and garage  
Stunning surrounding gardens



**Shrewsbury Office**

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury proceed north along the A528. Continue through Harmer Hill following signs to Wem. At the next set of crossroads take the right turn for Clive and proceed to the village. On arrival at the village continue taking the right turn into Back Lane. The property will be seen slightly set back on the right hand side.

## SITUATION

The property is located in the highly sought after and popular village of Clive. The village itself is one of the most desirable in North Shropshire and has a Primary School, Medical Practice, Village Hall, Church and a vibrant community run Hub. The property is within easy motoring distance of Wem (3 miles) and Shrewsbury (8 miles) both of which have an excellent range of local shopping, recreational and educational facilities. Shrewsbury, Wem and Whitchurch have main railway stations linked to Crewe, Manchester, Birmingham, North and South Wales with Yorton station 2 miles away. There are excellent road links providing easy access to Birmingham, Manchester, Chester and Liverpool.

## PROPERTY

The property is approached via a covered entrance, with an entrance door opening into a welcoming reception hall, featuring a tiled floor and a useful cloaks cupboard.

The lounge/dining room is a particularly bright and well-proportioned living space, enjoying a window to the side and double opening French doors leading onto the sun terrace and gardens. A wooden fire surround with an electric flame effect fire provides an attractive focal point.

The kitchen/breakfast room is stylishly fitted with a range of cream-fronted shaker-style units, incorporating a single drainer sink with mixer taps set into a base cupboard.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1445792

The garden room offers a versatile additional reception space, ideal for a variety of uses, with double French doors opening directly onto the

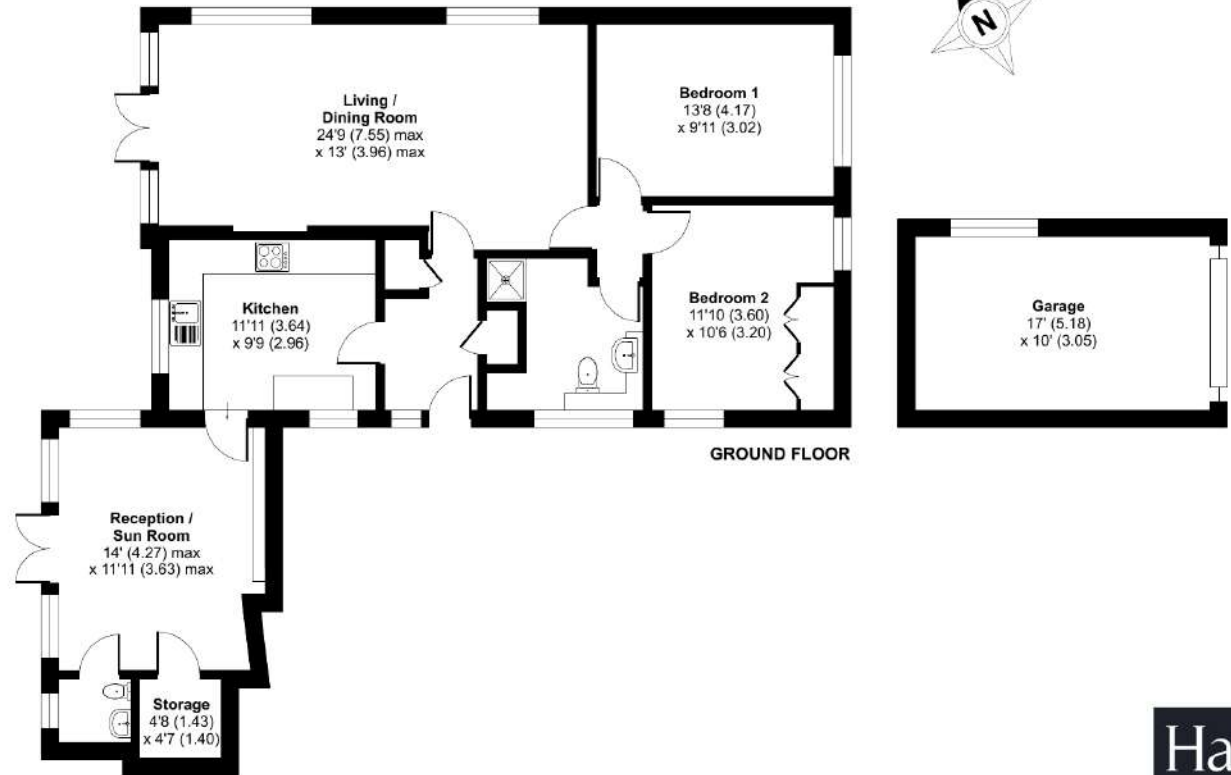
There is an excellent range of additional cupboards and drawers with work surfaces over, providing space for appliances and eye-level wall units with concealed lighting beneath. A tall shelved larder unit offers further storage.

garden. It also benefits from a range of base units complementing the kitchen, a radiator, and a large storage cupboard.

A cloakroom is conveniently positioned and fitted with a WC and wash hand basin.

Bedroom one is a generous double room and offers a range of furniture. Bedroom two is also well proportioned and overlooks the front.

Approximate Area = 1069 sq ft / 99.3 sq m  
Garage = 170 sq ft / 15.8 sq m  
Total = 1239 sq ft / 115.1 sq m  
For identification only - Not to scale





The shower room is attractively appointed with a modern suite comprising a shower cubicle, wash hand basin, and WC set within a concealed vanity unit providing additional storage.

### OUTSIDE

Externally, the property is set back from the road and approached via a driveway providing generous off-road parking for several vehicles, leading to the garage and covered carport.

The property is set centrally in its plot with the front garden being mostly laid to lawn and enhanced by well-stocked flower, shrub, and herbaceous borders with inset specimen trees. Gated side access leads to the enclosed rear garden, which features a generous paved sun terrace, ideal for outdoor entertaining and a lovely manicured lawn, surrounded by an abundance of mature planting, creating an attractive and private outdoor setting.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – C



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



