



2 Marlcroft, Wem, Shrewsbury, SY4 5AN

**Offers in the region of
£315,000**

Situated in a sought after location, and within walking distance of local schools, shops and public transport, is this well presented flexible 4/5 bedroom detached property featuring a wrap around garden and double garage. In need of renovation to release its full potential.



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01939 232471

Description

Situated in a sought after location, and within walking distance of local schools, shops and public transport, is this well presented flexible 4/5 bedroom detached property featuring a wrap around garden and double garage. In need of renovation to release its full potential.

Location:

The popular market Town of Wem is perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall.

Entrance hall:

Upon entrance you are greeted with carpeted flooring which leads to the dining room ,lounge and kitchen

Lounge/Living Room: 4.40M X6.78M

A spacious lounge space with Feature fireplace sitting on a stone hearth, this room provides space for a range of furniture and can be configured to suit a range of lifestyles. Windows looking out to the front garden and and to the side, radiator.

Dining room: 2.71M X5.02M

Featuring a fireplace and windows to the front and side of the property overlooking the driveway, this room provides a spacious entertaining and dining area , Panelled ceiling and radiator beneath the side window.

Kitchen: 3.32M X 3.67M

Fitted with a range of base units and draws, single drainer sink. Matching range of eye level units, Integrated oven and gas hob. Looking out to the porch this property has the added benefit of having a secondary kitchen/utility room to the rear providing fantastic versatility

Principal Bedroom: 2.85M X 3.83M

With window overlooking gardens and Driveway, A range of fitted cupboards and wardrobes, radiator situated underneath the window. This large double bedroom has the possibility of being enlarged further with the removal of fitted wardrobes

Bedroom Two: 3.368M X 3.80M

With window overlooking gardens and Driveway, A range of fitted cupboards and wardrobes, radiator situated underneath the window.

Bedroom three : 3.34M X 2.72M

a further double bedroom with fitted wardrobes and dressing table. window looking out to the rear with radiator under the window.

Bedroom Four : 2.74M X 2.84 M

a further double bedroom with fitted wardrobes and dressing table. window looking out to the rear with radiator under the window

Bathroom: featuring a separate W/C , a bath suite and shower with hand basin , window overlooking the rear of the property. Downstairs provides a further showroom situated off the porch

External:

Externally the property features a Large driveway suitable for several cars, well maintained lawned area with surrounding boarders, slate shillings. Large double garage which has direct access to the property.

Council tax band:

As taken from the government register we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

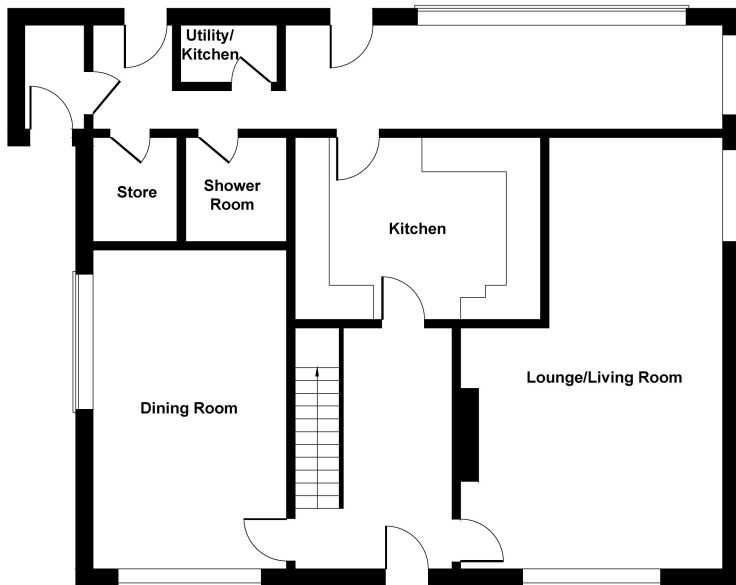
General information tenure :

We are advised the property is Freehold and would recommend this is verified in due course

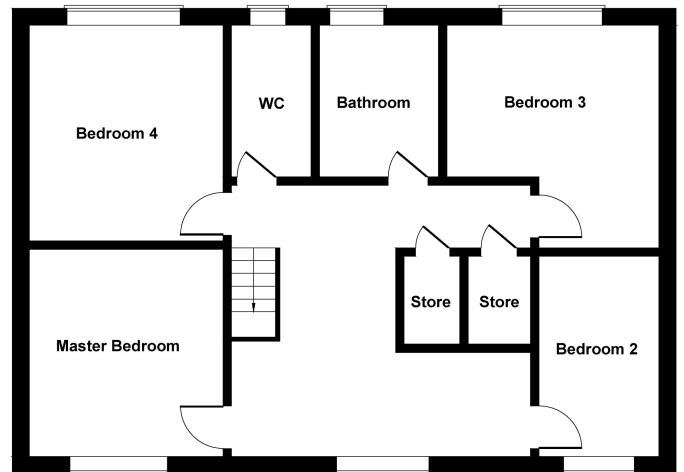




2, Marlcroft Wem



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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