

11 Marlcroft Wem Shrewsbury SY4 5AN



3 Bedroom Bungalow - Detached
Offers In The Region Of £300,000

The features

- EXCELLENT 3 BEDROOM DETACHED BUNGALOW
- LOUNGE AND ATTRACTIVE KITCHEN/DINING ROOM
- 2 FURTHER GOOD SIZED BEDROOMS AND BATHROOM
- PLANS AND BUILDING REGULATIONS FOR LOFT CONVERSION
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE CORNER PLOT IN SOUGHT AFTER CUL DE SAC
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROM
- WRAP AROUND GARDENS AND LARGE SUN TERRACE
- IDEALLY PLACED FOR LOCAL AMENITIES
- EPC RATING C



*** 3 BEDROOM DETACHED BUNGALOW ***

Occupying an enviable corner plot in this much sought after cul de sac location, ideally placed for all amenities including the Railway Station with links to Shrewsbury, Crewe and London.

Attractively presented and offering spacious accommodation including Reception Hall, Lounge, Kitchen/Dining Room with oven and hob, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the added benefit of sealed unit double glazing, gas central heating, driveway with parking and established gardens.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town, 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. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

ENTRANCE PORCH

With sealed unit double glazed doors and further wooden and glazed door opening to

SPACIOUS RECEPTION HALL

Having useful Airing/Cloaks cupboard, access to roof space, radiator. Please note: There are certified plans and building regulations approval for the conversion of the loft space to provide additional bedroom accommodation.

LOUNGE

A lovely light room with window overlooking the front, media point, radiator. Opening to

KITCHEN/DINING ROOM

The Dining Area has window to the side, radiator and peninsular breakfast bar divide with over hang and seating area to the Kitchen which is attractively fitted with modern range of cream fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having space beneath for washing machine. Inset 4 ring hob with extractor hood over and double oven and grill beneath, matching range of eye level wall units, space for fridge/freezer, window and door leading to the rear garden.

PRINCIPAL BEDROOM

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

EN SUITE SHOWER ROOM

Recently re-fitted with suite comprising corner shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, radiator.

BEDROOM 2

With window overlooking the front, radiator.

BEDROOM 3

With window overlooking the rear, radiator.

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

OUTSIDE

The property occupies an enviable corner plot approached via driveway with parking. The Gardens wrap themselves around the property and are laid to lawn with well stocked flower, shrub and herbaceous beds and a large paved sun terrace. Outside Garden store with power and lighting.

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 D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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

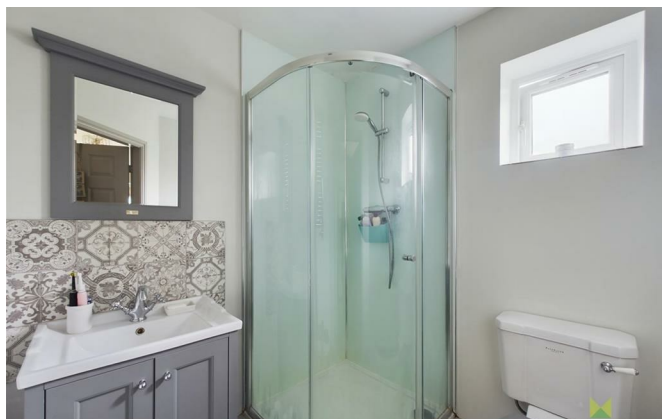
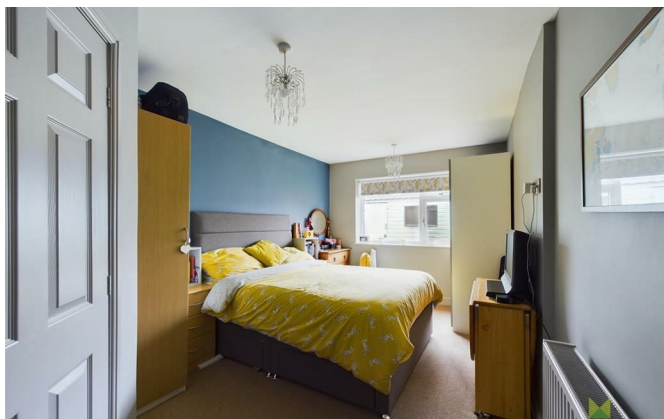
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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 hom

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Approximate total area⁽¹⁾
844.87 ft²
78.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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) A		85
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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