

14 Marlcroft is a very attractive, well maintained 3 bedroom detached bungalow in a quiet location – Viewing very highly recommended.



- 3 bedrooms
- Spacious living room
- Open plan kitchen/dining room
- Utility room
- Bathroom
- Good sized rear garden
- Desirable, peaceful location

**Offers around
£330,000**

The Property

14 Marlcroft is an attractive and well maintained 3 bedroom detached bungalow on the fringes of Wem.

The property is entered through a partly glazed uPvc doorway with glazed panels to one side into a vestibule area and on to the central hallway.

The living room is a lovely light room having large picture window overlooking the front garden.



A beautiful refitted kitchen/dining room lies at the rear of the property. The kitchen comprises modern oak effect shaker style wall and base and contrasting worktop over, with space for freestanding cooker, extractor hood over, single drainer sink with mixer tap, attractive partially tiled walls. Window and doorway to useful utility room.



The bright and sunny open plan dining area overlooks the rear garden having additional alcove space inset to accommodate a seating area.

The master bedroom sits at the front of the property and is a good sized double room.



Bedroom 2 – a lovely room with views over the garden to the rear includes double fitted wardrobes to one wall.



Bedroom 3 is a pretty single again to the rear of the property currently used as a home office space.



The modern, well fitted shower room with frosted window to the front with white suite comprising WC with concealed cistern, sink with vanity unit below and mixer tap, double shower cubicle with electric shower. Further storage unit.



A loft hatch gives access to a good sized boarded out loft space.

Outside

The property is situated in a very quiet position on Marlcroft which can be found off Wemsbrook Road in Wem

Approached over a tarmac driveway with space for at least two vehicles.

To the front is a lawned area with shrub borders to two sides and dwarf brick retaining wall. A concrete pathway surrounds Marlcroft providing access to the rear garden via a pretty low level wrought iron gateway to one side with alternative wooden gated access to the other.

The property benefits from a detached single garage with up and over door providing useful additional storage space.



The rear garden, which is extremely private and not at all overlooked, is laid mainly to lawn with raised flower and shrub borders, timber shed to one corner, large water butt, mature tree screening to the rear providing welcome shade on a hot summers day. The whole enclosed by timber fencing



The Local Area

14 Marlcroft is in a quiet peaceful location within convenient walking distance of Wem town centre and the local shops and amenities. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Chester are within easy reach, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Council Tax Band

D

Local Authority

Shropshire Council

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains water, gas, drainage, electricity. Gas fired central heating.

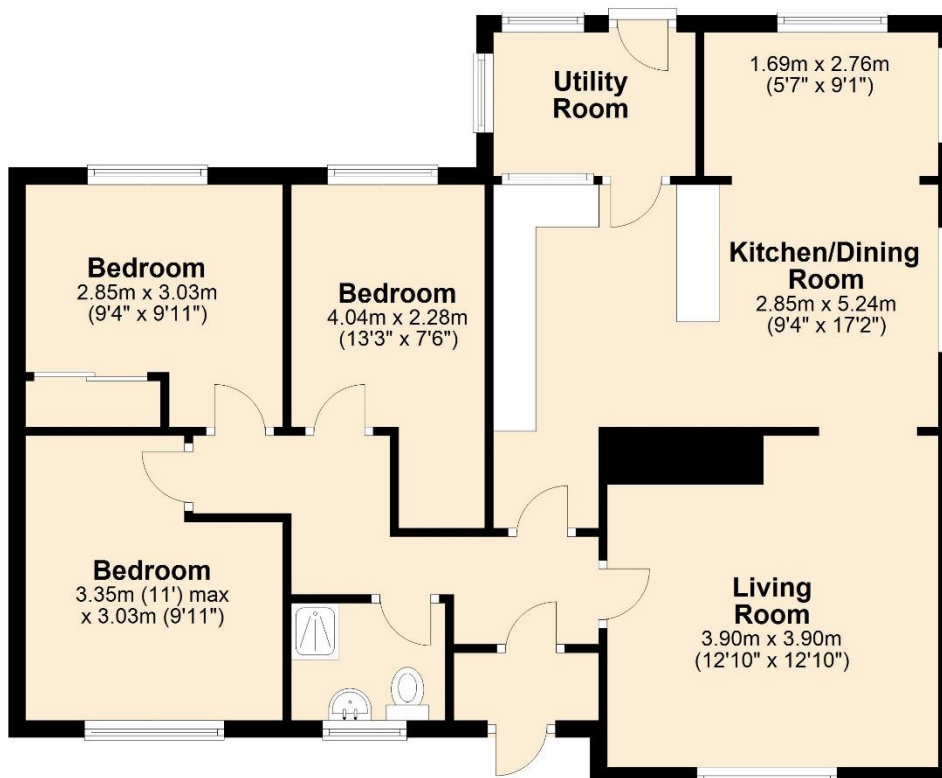
Viewing

Strictly by appointment with Harfitts.

Floorplan

Ground Floor

Approx. 79.4 sq. metres (854.6 sq. feet)



Total area: approx. 79.4 sq. metres (854.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor.

All measurements are approximate and are for identification purposes only.

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for detail.

SURVEYS

Please ask us for details of local surveyors

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

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