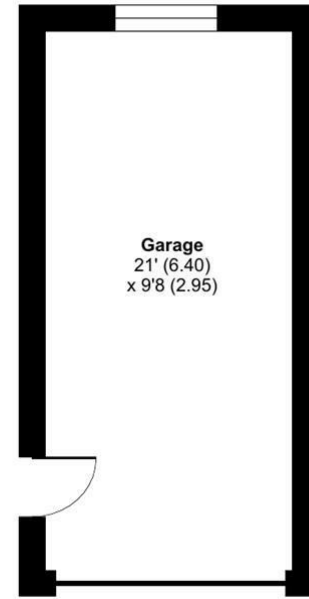
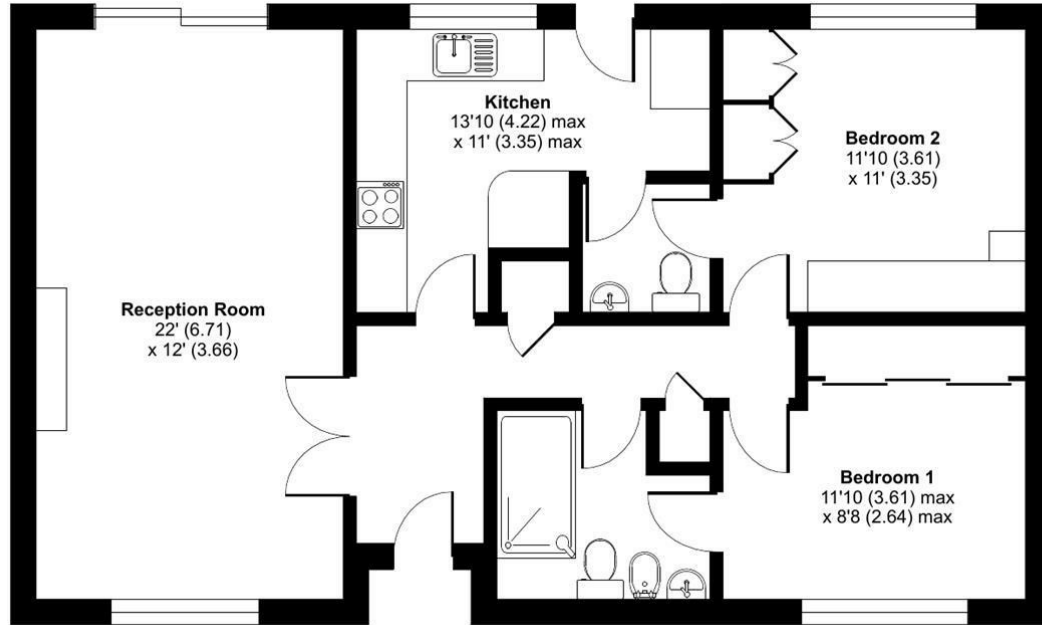




Approximate Area = 844 sq ft / 78.4 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 1047 sq ft / 97.2 sq m  
 For identification only - Not to scale



GROUND FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1306353



## 7 MARNE CLOSE WEM | SHREWSBURY || SY4 5YE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
England & Wales	EU Directive 2002/91/EC

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



This wonderfully presented detached bungalow is located in a prime residential area of Wem. It is situated at the end of the cul-de-sac and is within walking distance to the centre of Wem. The accommodation comprises reception hall, lounge / diner, fitted kitchen, two double bedrooms, newly fitted jack n jill style shower room and the second bedroom also has an en-suite W.C. There are large beautifully landscaped gardens, large drive and a detached garage.

**Offers Over £295,000**

**Halls** WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

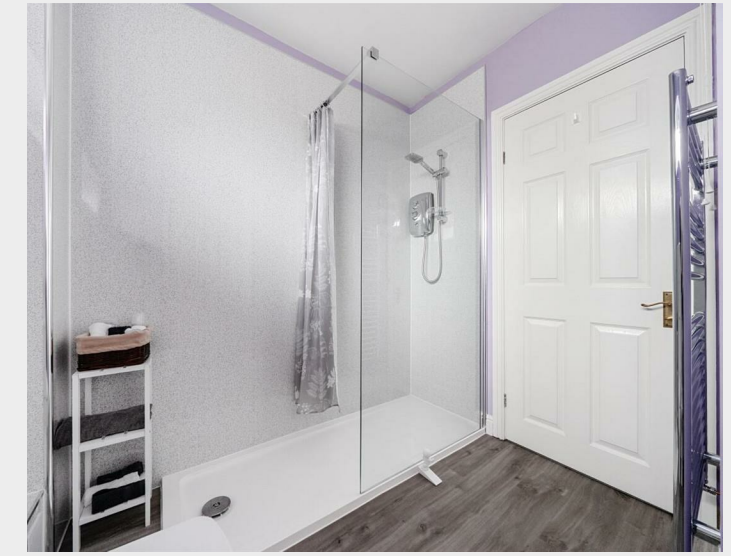
01948 663230 ✉ whitchurch@hallsgb.com

www.hallsgb.com



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 are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Wonderful Detached Bungalow
- Prime Location, Cul -de-Sac
- Large Landscaped Gardens
- Very Well Presented & Modernised
- Close to Centre of Wem
- Viewing Highly Recommended

### LOCATION WEM

The property is a short distance from the centre of the popular and historic town of Wem which dates back to the Iron Age. There are references to Wem in the Domesday Book and in 1202 it was granted Market Town status by King John. Wem today has an excellent range of local shopping, recreational and educational facilities. In Wem there are a range of great local pubs, cafe's and restaurants.

The larger centres, also, of Whitchurch (8 miles), Ellesmere (9 miles) and Shrewsbury (10 miles) are within easy motoring distance, all of which have a more comprehensive range of amenities of all kinds. There is also a railway station in the town which is on the Manchester to Cardiff line and is about 1/4 of a mile from the house.

### BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 7 Marne Close by private treaty.

The property boasts a desirable location, within walking distance to amenities and has been fully modernised by the current owner. Improvements include new bathrooms, new windows which have benefitted the energy performance of the property. There are also newly and beautifully landscaped gardens to the rear. The accommodation comprises entrance hall, spacious lounge / diner with sliding door to the gardens, fitted kitchen with range of units, work tops and a breakfast bar. There are windows and a stable door to the rear garden. There are two wonderful double bedrooms, a Jack n Jill style shower room and off the second bedroom is an en-suite W.C.

The property has gas fired central heating and newly fitted UPVC double glazed windows and doors.

### GARDENS & GARAGE

The property is accessed from the cul-de-sac of Marne Close to a driveway suitable for a number of cars. The drive leads to a large detached single garage which has the benefit of power and lighting.

To the front of the property is an attractive low maintenance garden with feature mature lavender plants and crushed slate. There is access to the rear garden from the property or from a gate by the garage. The South facing rear gardens comprises a shaped lawn, large flower borders with a wide variety of plants trees and shrubs. Off the lounge / diner is a paved seating area.

To the rear of the garage is a greenhouse and an area ideal for a small kitchen garden.

### DIRECTIONS

From Whitchurch, proceed south on the B5476 for approximately 8 miles. Upon reaching the town of Wem, passing Bazeley Way on the right, take the next left into Fismes Way and proceed until you reach the turning for Marne Close on the right. The property will be found on the left hand side at the end of the cul-de-sac.

### WHAT 3 WORDS

///scorched.snitch.slope

### SCHOOLING - WEM

The property lies within a convenient proximity to a number of well regarded state and private schools including Thomas Adams School which is a coeducational comprehensive secondary school and sixth form. St Peters C of E Primary School, Tilstock C of E School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1641 060625

### COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'D' on the Shropshire Council Register.

### LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

### TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.