

# 86 Cordwell Park Wem SY4 5BE



2 Bedroom House - Terraced  
£725 PCM

## The features

- CONVENIENT LOCATION
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- ENCLOSED GARDEN
- EPC RATING C
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SPACIOUS KITCHEN DINER
- FAMILY BATHROOM
- DRIVEWAY PARKING



**A mature two-bedroom recently refurbished house occupying a convenient location on the edge of town. The accommodation comprises entrance hall, living, spacious kitchen/dining room, two bedrooms, family bathroom, driveway parking for two cars and an enclosed rear garden.**

### **Property details**

#### **LOCATION**

Situated in the popular market town of Wem with excellent amenities including shops, schools, railway station, doctors, regular bus service and easy access to nearby Shrewsbury and the motorway network.

#### **RECEPTION HALL**

With useful under stairs recess.

#### **LIVING ROOM**

Having window overlooking the front, TV aerial point and decorative fire surround.

#### **KITCHEN/DINER**

Kitchen fitted with range of contemporary units incorporating hob/cooker and drainer sink unit with tap set into base cupboard, further range of cupboards and drawers with round edge work surfaces over. Space for additional free standing appliances. Door and window to the garden.

#### **BEDROOM ONE**

With window overlooking the front and built in storage cupboards.

#### **BEDROOM TWO**

With window overlooking the rear and storage cupboard.

#### **BATHROOM**

With white suite comprising panelled bath, wash hand basin and low flush WC. Heated towel rail and windows to the rear.

#### **OUTSIDE**

The property is set back from the road and approached over driveway with parking for two cars. The rear garden is of a good size being laid to terrace and lawn with brick built store and shed.



## 86 Cordwell Park, Wem, SY4 5BE.

2 Bedroom House - Terraced  
£725 PCM





**Approximate total area<sup>(1)</sup>**  
 682.09 ft<sup>2</sup>  
 63.37 m<sup>2</sup>

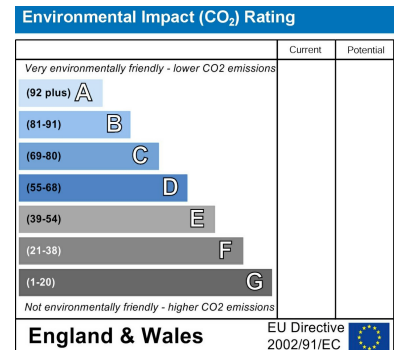
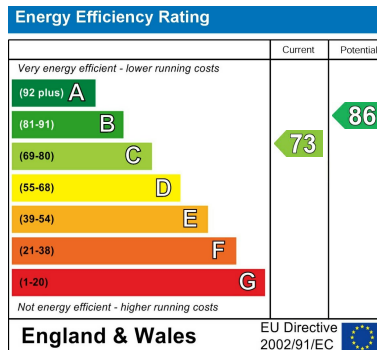
**Reduced headroom**  
 12.65 ft<sup>2</sup>  
 1.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



## Judy Bourne

Director at Monks  
 judy@monks.co.uk

## Get in touch

Call. 01743 361422  
 Email. info@monks.co.uk  
 Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
 Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
 and what we are:

Honest, Original, Motivated, Empathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.