

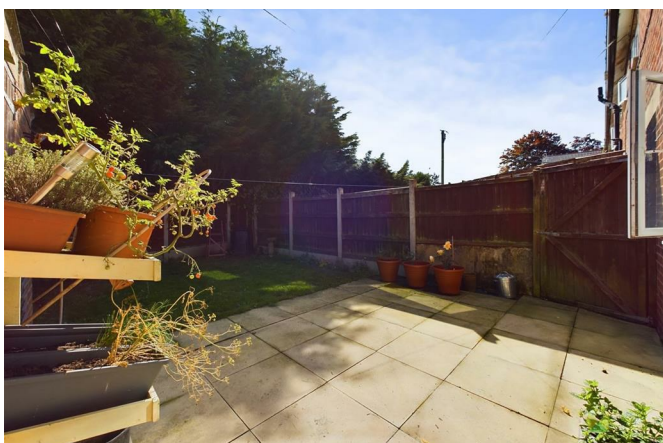
# 36 Cordwell Park Wem SY4 5BB



3 Bedroom House - Terraced  
£850 PCM

## The features

- WELL PRESENTED MID-TERRACE HOME
- OPEN PLAN KITCHEN/ DINING ROOM
- ENCLOSED FRONT AND REAR GARDEN
- VIEWINGS HIGHLY RECOMMENDED
- RECEPTION HALLWAY AND LOUNGE
- THREE BEDROOMS AND FAMILY BATHROOM
- CONVENIENT LOCATION
- EPC RATING C



**\*\*\*COMING SOON \*\*\***

**A well presented three bedroom mid terraced home occupying a convenient position near the centre of the Market Town of Wem with ease of access to the nearby County Town of Shrewsbury and motorway network.**

**The accommodation briefly comprises; Reception Hallway, Lounge, newly fitted Kitchen/ Dining Room, Three Bedrooms, Family Bathroom.**

**The property has gas central heating, an enclosed front and rear garden.**

**Viewing Highly Recommended**

## **Property details**

### **LOCATION**

Occupying a convenient position within the popular Market Town of Wem which boasts a wealth of amenities including shops, schools, doctors, and regular bus service. The nearby railway station provides regular rail links to Shrewsbury and the West Midlands to the south and Crewe to the North and easy access to the nearby County Town of Shrewsbury and M54 Motorway network.

The property is approached over paved pathway leading to the front door with lawn laid to the side and enclosed by fencing. Side pedestrian access leads to the rear garden, which is partially paved and laid with lawn. Brick built storage shed provides storage for all your gardening tools.

### **RECEPTION HALLWAY**

Covered entrance with storm porch leading into the Entrance Hallway. Staircase leads to the First Floor Landing, understairs storage, and herringbone effect vinyl flooring. Radiator and doors lead off,

### **LOUNGE**

With window to the front aspect. TV and media points, radiator.

### **KITCHEN/ DINING ROOM**

The kitchen is newly fitted with a range of base level units comprising of cupboards and drawers with worktop over. Single drainer sink set into base unit, with stainless steel mixer tap. Space and amenities for freestanding cooker, partially tiled walls, and further range of matching wall mounted units. Herringbone style vinyl flooring, gas combination boiler, space for washing machine, window overlooking the rear aspect, and door leading to Rear Garden.

DINING AREA with ample space for family dining, with further window overlooking the Rear Garden.

### **FIRST FLOOR LANDING**

Stairs lead from the Reception Hallway to the First Floor Landing with loft hatch providing access to loft space. Radiator, doors lead off,

### **BEDROOM 1**

A good sized double bedroom with window to the rear aspect, radiator

### **BEDROOM 2**

Another good sized double bedroom with window to front aspect, radiator.

### **BEDROOM 3**

Currently being used as an office space, window to the front aspect. Radiator.

### **BATHROOM**

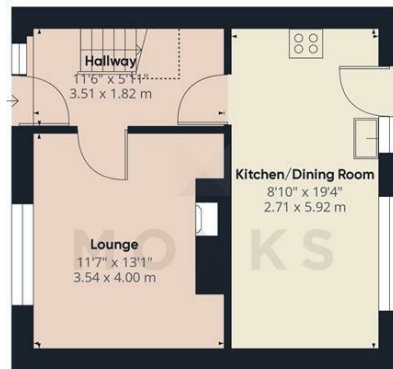
Fitted with a three piece suite comprising of panelled bath with shower head above and glass shower screen, wash hand basin, and WC. Fully tiled walls, radiator and two windows to the rear aspect.

### **OUTSIDE**

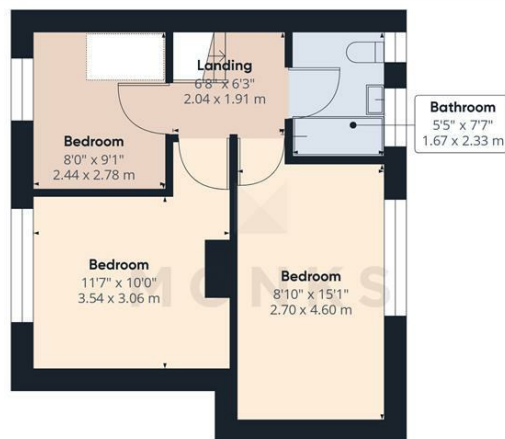
## **36 Cordwell Park, Wem, SY4 5BB.**

**3 Bedroom House - Terraced**  
**£850 PCM**





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

787.16 ft<sup>2</sup>  
73.13 m<sup>2</sup>

**Reduced headroom**

8.07 ft<sup>2</sup>  
0.75 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Shrewsbury office


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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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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.

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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