

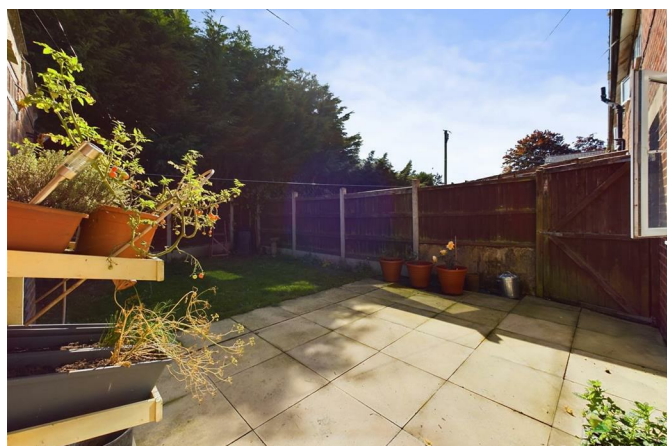
# 36 Cordwell Park Wem SY4 5BB



3 Bedroom House - Terraced  
Offers In The Region Of £149,000

## The features

- WELL PRESENTED MID-TERRACE HOME
- OPEN PLAN KITCHEN/ DINING ROOM
- ENCLOSED FRONT AND REAR GARDEN
- WELL SUITED FOR FIRST TIME BUYERS OR INVESTORS
- VIEWINGS HIGHLY RECOMMENDED
- RECEPTION HALLWAY AND LOUNGE
- THREE BEDROOMS AND FAMILY BATHROOM
- CONVENIENT LOCATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- EPC RATING C



**\*\*\* IDEAL FOR FIRST TIME BUYERS OR INVESTORS \*\*\***

**An opportunity to purchase this 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.**

**Affording Reception Hallway, Lounge, Kitchen/ Dining Room, Three Bedrooms, Family Bathroom.**

**The property has gas central heating, an enclosed front and rear gardens and is offered for sale with no upward chain.**

**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.

### 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, feature fireplace with surround and hearth. TV and media points, radiator.

### KITCHEN/ DINING ROOM

The kitchen is 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

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.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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](https://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.

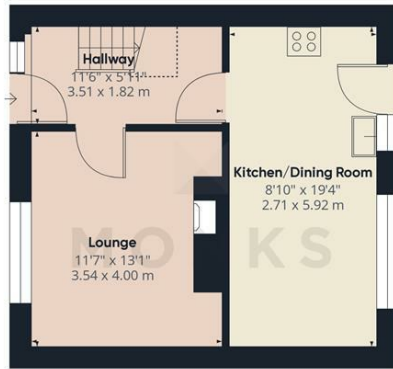
#### NEED TO CONTACT US

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 home.

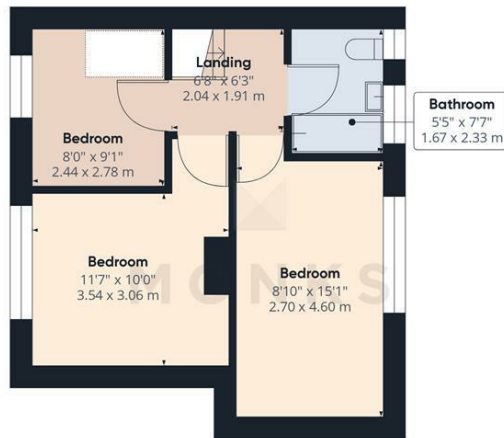
## 36 Cordwell Park, Wem, SY4 5BB.

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Floor 0



Floor 1

**Approximate total area<sup>m</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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## Wem office

13A High Street, Wem,  
 Shropshire, SY4 5AA

## 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	

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