



Asking Price £295,000

12 The Briars, Cockshutt, Ellesmere, SY12 0LL

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 4 Bedrooms

 3 Bathrooms

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## General Remarks

Extended four-bedroom semi-detached house situated on a small established residential development in the popular village of Cockshutt, approximately 5 miles from the market town of Ellesmere and within a 20 minute drive to the County town of Shrewsbury. The property provides versatile living accommodation with enclosed garden and ample parking.

**Location:** The property is situated in the popular village of Cockshutt which benefits from a public house, church and primary school. The village is well situated being approximately 5 miles from the picturesque lakeland market town of Ellesmere which provides a larger range of local amenities and recreational facilities including primary and secondary schools along with the noted Ellesmere College. The A528 leads to the historical County Town of Shrewsbury with links from there to the A5/M54 for access to the large towns and cities beyond.

## Accommodation

### Partly Glazed UPVC Entrance Door :

**Entrance Hall:** Wood effect tile floor, coving to ceiling. Radiator.

**Fully Tiled Shower Room:** 7' 6" x 5' 10" (2.29m x 1.77m) Wood effect tile flooring, spotlights to ceiling. Shower cubicle with mains fed shower, corner wash hand basin with wall mirror above and cupboard below, low level flush wc, extractor fan, radiator.

**Breakfast Kitchen/Dining Area:** 19' 2" x 11' 5" (5.84m x 3.49m) Tile floor and spot lights to ceiling.

**Dining Area:** Two radiators, sliding patio doors opening onto decking and rear garden.

**Kitchen :** Range of fitted wall cupboards and matching base units with worktop surface above. 1.5 bowl and drainer with mixer tap, 'Belling' electric cooker range with 5 ring hob plus hotplate and double oven with extractor hood above. Integrated refrigerator/freezer and dishwasher.

**Fully Tiled Utility:** 9' 1" x 6' 4" (2.76m x 1.93m) Tiled floor. Wall units with matching base units and worktop surface, stainless steel sink and drainer with mixer tap. Built-in storage, spaces for appliances. Partly glazed door to outside.

**Lounge:** 19' 2" x 10' 6" (5.84m x 3.21m) Two matching ceiling light fittings with ceiling rose, coal effect electric fire set on marble type hearth with attractive inset and timber surround and mantel. Two radiators, coving to ceiling.

**Spindle staircase to first floor and landing area:** Coving & spotlights to ceiling, access to roof space.

**Office/Study space:** 9' 1" x 8' 1" (2.76m x 2.47m) Radiator.

**Bedroom One:** 17' 8" x 9' 1" (5.38m x 2.78m) Sliding built in mirror wardrobe, radiator.

**Ensuite Bathroom:** 9' 1" x 5' 8" (2.78m x 1.72m) Wood effect flooring & spotlights to ceiling. Matching suite comprising panel bath, pedestal wash hand basin, low level flush wc, radiator and extractor fan.

**Bedroom Two:** 10' 10" x 8' 6" (3.31m x 2.58m) Radiator.

**Bedroom Three:** 10' 10" x 9' 0" (3.31m x 2.75m) Radiator, sky light.

**Family Bathroom:** 7' 6" x 5' 9" (2.29m x 1.76m) Wood effect flooring & spotlights to ceiling. Matching suite comprising panel bath with shower attachment, pedestal wash hand basin with wall mirror above, low level flush w.c., radiator, partly tiled walls.

**Bedroom Four:** 9' 5" x 9' 1" (2.86m x 2.76m) Radiator, sky light.

**Outside:** The property is approached over a tarmac driveway providing ample parking with additional parking space and good size lawn area. A timber gate allows access to the enclosed rear garden which is mainly laid to lawn with raised decking area providing good entertaining space. Timber garden shed and timber playhouse/store, outside wall tap and external wall lighting.

**Tenure:** The property is understood to be freehold with vacant possession upon completion.

**Services:** We understand mains electricity, water and drainage are connected. Oil heating.

**Local Authority:** Shropshire Council. The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

**Council Tax Band 'C' EPC Rating 67|D:**

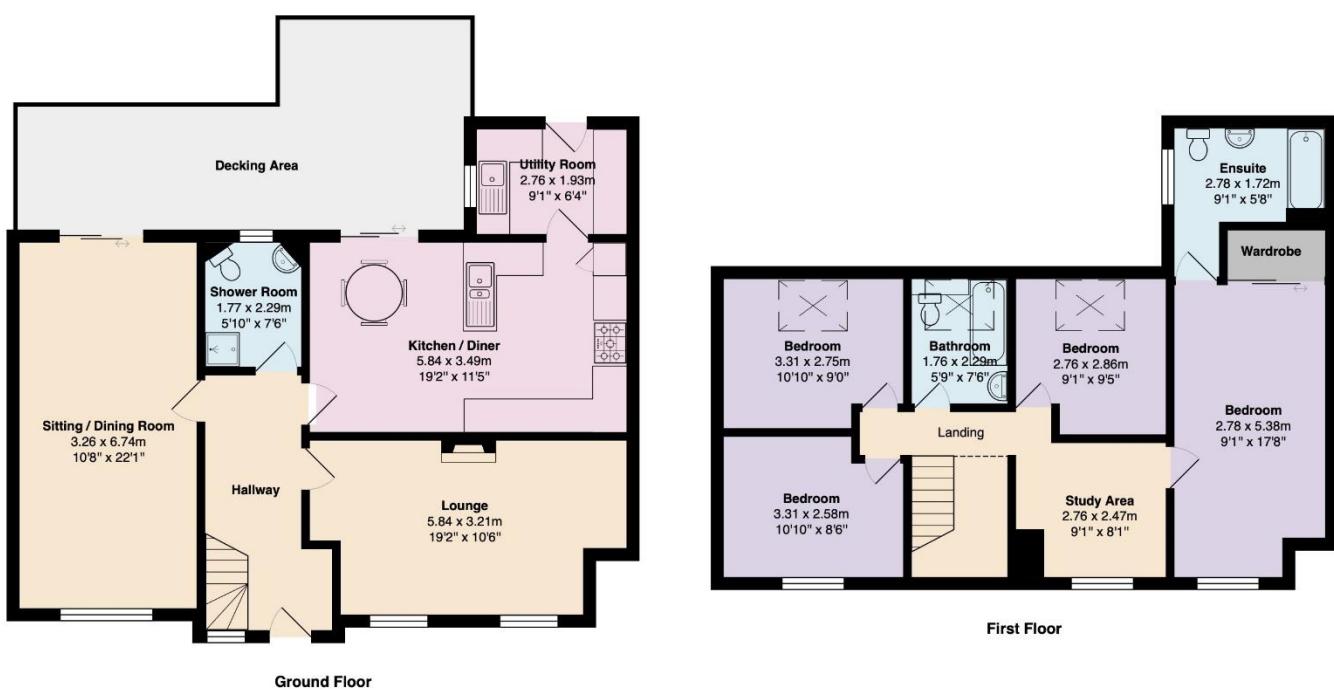
**Directions:** From Ellesmere proceed along the A528 sign posted Shrewsbury. After approximately 5 miles you will enter the village of Cockshutt. After passing the School and Church on the left handside turn left into Crosemere Lane. After a short distance turn left into The Briars and the property can be identified on the right handside by the agents 'For Sale' board.

**What3Words:** [///soda.obtain.colonies](https://www.what3words.com/soda.obtain.colonies):





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Total Area: 149.9 m<sup>2</sup> ... 1613 ft<sup>2</sup> (excluding decking area)

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.