

BOWEN

PROPERTY SINCE 1862



Asking Price £269,995

3 Bedrooms 1 Bathroom

Foley Cottage, 21 Shrewsbury Road
Cockshutt, Ellesmere, SY12 0JE

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General Remarks

Spacious well-presented three-bedroom cottage standing in good size gardens, useful outbuildings and ample parking, benefitting from eight roof-mounted solar panels totalling 4kW. Popular village location within easy reach of the A5/M54.

Location: 'Foley Cottage' is located in the popular village of Cockshutt which has a primary school and local village pub/restaurant. The picturesque lakeland town of Ellesmere is located some 5 miles away which offers a larger range of local shops as well as larger supermarkets. There are excellent primary and secondary schools as well as the renowned Ellesmere College. The A528 leads to the historical county town of Shrewsbury with links from there to the A5/M54 for access to the larger towns and cities beyond

Accommodation

Partly Glazed uPVC Entrance Door

Entrance Hall: Wood effect flooring, radiator.

Lounge: 13' 2" x 12' 1" (4.02m x 3.69m) Wood effect flooring. Dual aspect windows, 'Nordpeis' wood burning stove, radiator.

Kitchen/Breakfast Room: 13' 2" x 11' 2" (4.02m x 3.40m)

Tile flooring. Range of fitted wall cupboards and matching base units with worktop surface above, 1.5 stainless steel sink unit, partly tiled walls. 'Belling' range with 5 ring induction hob with double electric oven and extractor hood above there is also a 'Rayburn' set in a tiled inglenook with pitch pine lintel. Integrated dishwasher. Pantry/Store cupboard.

Bathroom: 9' 5" x 8' 4" (2.88m x 2.54m) Tiled flooring and partly tiled walls. Panel bath, fully tiled large shower cubicle with 'Mira Sport' electric shower, pedestal wash hand basin with wall mirror and shaver/light above. Useful utility space providing room for washing machine and drier. Radiator.

Separate WC: 5' 5" x 3' 1" (1.65m x 0.94m) Tiled flooring and partly tiled walls, low level flush wc, pedestal wash hand basin.

Staircase to First Floor and Landing: Access to roof space, feature stained glass window.

Bedroom One: 13' 3" x 9' 2" (4.04m x 2.80m) Picture rail, built-in wardrobe, radiator.

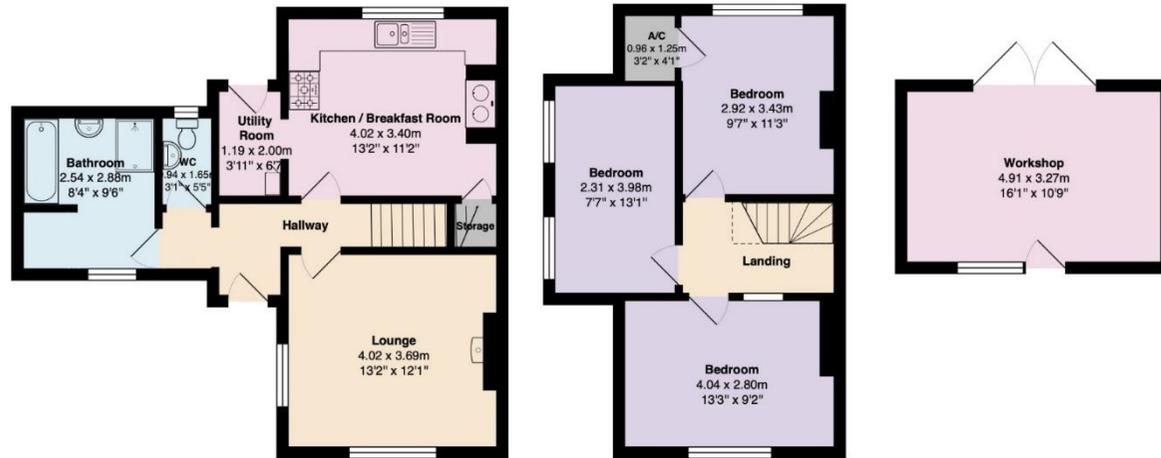
Bedroom Two: 11' 3" x 9' 7" (3.43m x 2.92m) Picture rail, radiator.

Bedroom Three: 13' 1" x 7' 7" (3.98m x 2.31m) Picture rail, radiator.

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 expressly 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.



21, Shrewsbury Road, Cockshutt, SY12 0JE



Total Area: 88.2 m² ... 950 ft² (excluding workshop)
All measurements are approximate and for display purposes only

Outside: The property is approached through via a timber wicket gate onto a gravel pathway with gravel areas to the front incorporating a rose garden area, raised vegetable beds and a variety of established shrubs and plants. Covered log store area with timber gate allows access into the enclosed rear garden which has a lawned area with arbour seat and borders housing mature flowering plants, shrubs and trees. Covered pergola providing ideal entertainment space. There is vehicular access to the rear leading onto good sized private parking area.

Brick Outbuilding: 16' 2" x 10' 8" (4.93m x 3.24m) This useful outbuilding has recently been re-roofed and re-pointed with reinforced double doors as well as a uPVC window and door. Power and light available.

Timber Store Shed: 12' 0" x 10' 0" (3.65m x 3.05m) Power and light available.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Council Tax 'C' EPC 44|E

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Services: We are informed that the property has mains electric and drainage connected, a solid fuel 'Rayburn' in the kitchen provides central heating and hot water, fibre broadband is also available.

Directions: From Ellesmere continue out of the town passing the Mere (A528) sign posted Shrewsbury. After approximately 5 miles you will enter the village of Cockshutt, proceed for a short distance past the church where 'Foley Cottage' can be identified on the left-hand side by the agent's For Sale board.

What3Words///narrates.softly.rephrase

