

FOR SALE

Merekats, Shrewsbury Road, Cockshutt, SY12 0JE

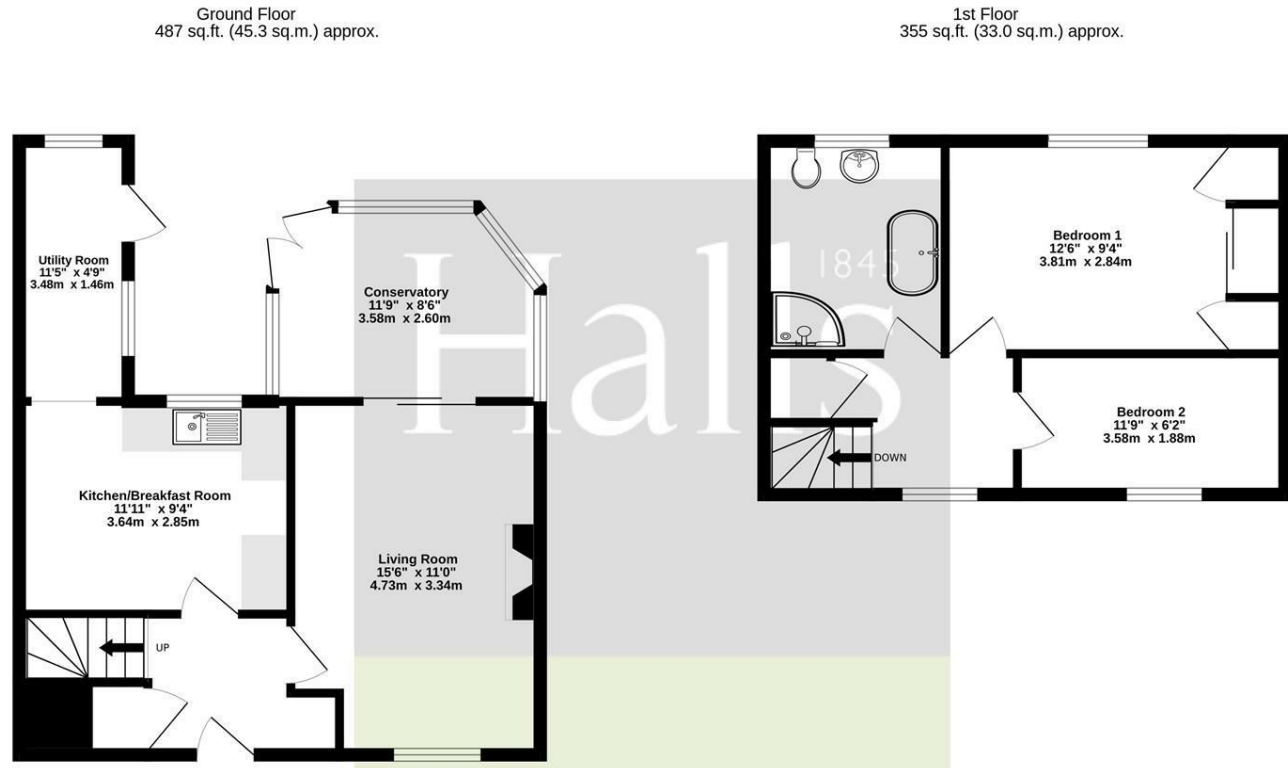


FOR SALE

Offers In The Region Of £229,995

Merekats, Shrewsbury Road, Cockshutt, SY12 0JE

A handsome and mature two-bedroom semi-detached property boasting generous gardens, ample driveway parking, and well presented internal accomodation, conveniently located on the edge of the popular north Shropshire village of Cockshutt, near Ellesmere.



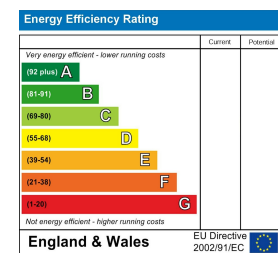
TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Mature and Handsome Property
- Well Presented and Much Improved
- Conservatory
- Generous Gardens
- Ample Driveway Parking
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer Merecats in Cockshutt, nr Ellesmere for sale by private treaty.

Merecats is a handsome and mature two-bedroom semi-detached property boasting generous gardens, ample driveway parking, and well presented internal accommodation, conveniently located on the edge of the popular north Shropshire village of Cockshutt, near Ellesmere.

Internally, the property is particularly well presented throughout having been much improved by the current vendor with the most notable improvements being the installation of new glazing and a new heating system, whilst at present comprising, on the ground floor an Entrance Hallway, Living Room, Conservatory, Kitchen/Breakfast Room and Utility/Boot Room together with, to the first floor, two Bedrooms and a stylish family Bathroom.

Externally, the property is positioned within generous gardens which are larger than one might anticipate for a property of this style and offer, to the front, ample parking for a number of vehicles flanked by a shaped area of lawn with, to the rear of the property, an attractive patio area coupled with further parking possibilities and a well maintained lawn with a timber swimming pool structure.

The sale of Merecats does, therefore offer the rare opportunity for purchasers to acquire a handsome and well presented property benefitting from generous gardens and parking, situated in a very pleasant edge of village location.

THE ACCOMMODATION COMPRISES:

The property is entered via a pitched timber porch through a UPVC front door with decorative glazed panel in to an:

ENTRANCE HALL

Decorative tiled flooring, carpeted stairs rising to the first floor and double opening wooden doors leading in to a useful understairs storage cupboard, with a further door leading in to the:

LIVING ROOM

Solid wood flooring, UPVC double glazed window on to front elevation with cast iron multi-fuel burner set on to raised tiled hearth within an exposed brick Inglenook with wooden beam over, fully glazed sliding patio doors leading out to the:

CONSERVATORY

Decorative tiled flooring, glazing on to three aspects allowing lovely views over the garden beyond, double opening fully glazed patio doors leading out on to patio area.

KITCHEN/BREAKFAST ROOM

Wood effect laminate flooring, UPVC double glazed window on to rear elevation with a fitted kitchen to comprise: a selection of base and wall units with roll topped work surfaces above, one and a half bowl stainless steel sink with draining area to one side and (H&C) mixer tap above, a freestanding Leisure cooker featuring four electric rings above and oven and grill below, with extractor fan above, along with a freestanding Kenwood dishwasher and a freestanding Daewoo fridge/freezer; a planned walkway leading through to the:

UTILITY/BOOT ROOM

A continuation of the wood effect laminate flooring, UPVC double glazed windows on to side and rear elevation, UPVC door with glazed panel leading out on to patio access with freestanding Beko tumble dryer and freestanding Beko washing machine (both available by separate negotiation).

FIRST FLOOR LANDING

Fitted carpet as laid, UPVC double glazed window on to front elevation, inspection hatch to loft space with a pull down ladder (loft is fully boarded), door in to useful landing storage cupboard situated above the stairs which contains a clothes rail, a further door leading in to:

BEDROOM ONE

Solid wood flooring, UPVC double glazed window on to rear elevation allowing lovely views over the countryside beyond and with an array of recessed storage cupboards (one of which houses the hot water cylinder and the Worcester gas fired boiler, and another containing a dressing table with mirror and light attachment).

BEDROOM TWO

Solid wood flooring, UPVC double glazed window on to front elevation.

FAMILY BATHROOM

Tiled flooring, opaque UPVC double glazed window on to rear elevation, partly panelled walls and a bathroom suite to comprise: a large corner shower with fully tiled surround and electric Mira shower with rainfall head, freestanding clawfoot style bath with (H&C) mixer tap and shower attachment, hand basin set in to vanity unit with storage draws below and low flush WC, along with a heated towel rail/radiator.

OUTSIDE

The property is approached through an open gateway set in to brick and picket fencing, this leading on to a concrete driveway allowing space for the tandem parking of a number of vehicles and flanked to one side by a substantial area of shaped lawn bordered by slate and floral beds. A concrete pathway leads further on to the front door and, via mid-height metal gates, through to the:

REAR GARDEN

A particularly notable feature of the property being larger than one might anticipate for a property of this type and, at present, comprising a substantial gravelled area offering space for the parking of further vehicles sat alongside an attractive paved patio area which represents an ideal space for outdoor dining and entertaining, with a timber arbour adorned by established roses leading through to a large lawned area which is afforded an enormous amount of privacy by mature high-level mature hedging.

Most unusually, the lawned area features a bespoke timber structure housing a freestanding swimming pool (approx 2.2m x 4.75m), boasting access steps and with pump and electrics laid on. The structure has gated decking areas to either end which offer an ideal space for relaxing on hot summer days, with the back garden also containing a substantial timber garden storage shed/workshop (approx 2.3m x 3.6m).

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.