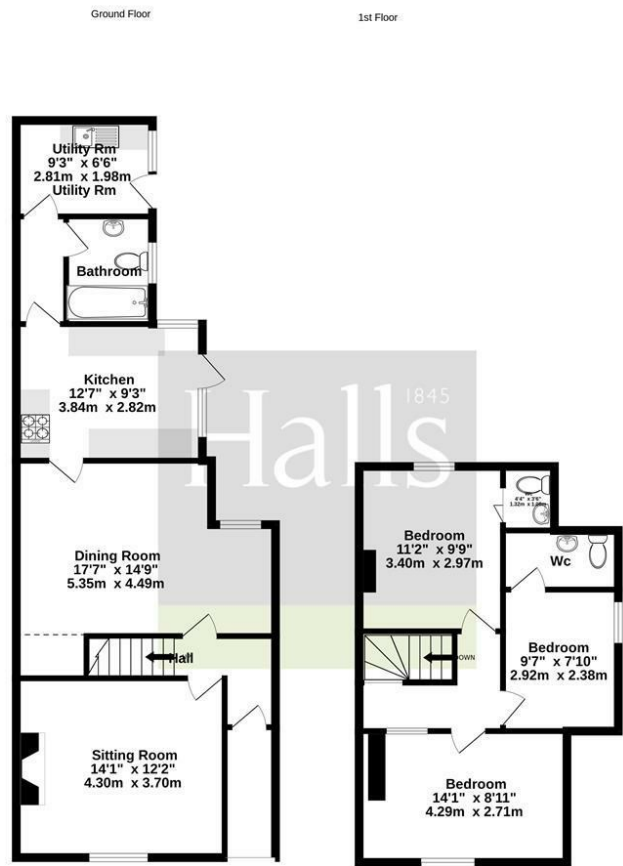


FOR SALE

27 Shrewsbury Road, Cockshutt, Nr Ellesmere, SY12 0JE



FOR SALE

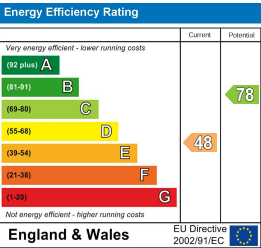
Offers in the region of £259,995

27 Shrewsbury Road, Cockshutt, Nr Ellesmere, SY12 0JE

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



A characterful three-bedroom period village cottage boasting generous gardens, parking and garage, and a further versatile outbuilding, conveniently situated within the heart of the popular north Shropshire village of Cockshutt.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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FOR SALE

Ellesmere (5 miles), Wem (6 miles), Shrewsbury (12 miles)
(All Distances Approximate)



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Village Cottage
- Three Bedrooms (Two w/En-Suite WC)
- Deceptively Spacious
- Generous Gardens
- Workshop & Garage
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 27 Shrewsbury Road, Cockshutt, for sale by private treaty.

27 Shrewsbury Road is a characterful three-bedroom period village cottage boasting generous gardens, parking and garage, and a further versatile outbuilding, conveniently situated within the heart of the popular north Shropshire village of Cockshutt.

The property offers deceptively spacious and uniquely arranged living accommodation situated over two floors, these presently comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom, and Utility Room, together with three first floor Bedrooms (two of which enjoy En-Suite Cloakrooms).

Externally, the property is complemented by generous gardens which are larger than one might anticipate for a property of this style and which also boasts an access directly off Crosemere Road, this leading on a concrete parking area flanked to one side by an expanse of lawn with an inset slightly raised paved patio area, which provides an ideal space for outdoor dining and entertaining. Immediately to the rear of the property is a compact and easy-care courtyard which gives on to a number of particularly useful outbuildings, the presently serving as a Workshop and Garage, the latter having a lean-to log store attached.

The sale of 27 Shrewsbury Road does, therefore, provide an excellent opportunity for purchasers to acquire a characterful three-bedroom village cottage with the benefit of generous gardens, parking, and useful outbuildings.

SITUATION

27 Shrewsbury Road is situated in the centre of the village of Cockshutt, approximately 5 miles south of the popular North Shropshire lakeland town of Ellesmere. Cockshutt has local facilities to include a Parish Church, Primary School, Public House and thriving Village Hall. The larger North Shropshire towns of Ellesmere (5 miles) and Wem (6 miles) are both, also, within easy motoring distance and both have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury lies around 12 miles away and has a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere proceed on the A528 Ellesmere-Shrewsbury Road to the village of Cockshutt. Proceed into the centre of the village and the property will be located on the left-hand side identified by a Halls For Sale board.

THE ACCOMMODATION COMPRISES:

An external entrance porch with front entrance door opening in to an:

ENTRANCE HALL

With wood-effect laminate flooring, carpeted stairs rising to the first floor, and a door leading into the:

LIVING ROOM

13'2" x 12'0" (4.01 x 3.66)
With fitted carpet as laid, UPVC double glazed window onto front elevation, and Clearview multi-fuel burner set onto a raised hearth within a partially exposed-brick inglenook.

DINING ROOM

11'1" x 13'1" (3.39 x 4.00)
(Widening to 5.34m) With a fitted carpet as laid, internal window into Kitchen, and door leading into the:

KITCHEN

12'9" x 9'0" (3.88 x 2.75)
With a tiled flooring UPVC double glazed windows onto rear and side elevations, fully glazed UPVC door leading out to the side, and a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, inset stainless steel sink with draining area to one side, planned space for appliances, four ring electric hob with electric oven beneath and extractor hood over, and with a door leading into a:

REAR HALLWAY

Which has a continuation of the tiled floor, and door in to the:

FAMILY BATHROOM

With tiled flooring, opaque UPVC double glazed window onto side elevation, partly tiled walls, and a bathroom suite comprising: a panelled bath with mixer (H&C) tap above with shower attachment, low flush WC, and pedestal hand basin.

UTILITY ROOM

9'0" x 6'4" (2.740 x 1.938)
With tiled floor, sink unit (H&C) with roll topped work surface and base units below, matching eye level units, and door to the rear.

FIRST FLOOR LANDING AREA

With a fitted carpet as laid, inspection hatch to the roof space. and internal window into Bedroom. With a door leading into:

BEDROOM ONE

11'3" x 9'7" (3.44 x 2.91)
With a fitted carpet as laid, double glazed window to rear elevation, and door leading into:

ENSUITE CLOAKROOM

With a continuation of the fitted carpet as laid, low flush WC, pedestal hand basin (H&C) with tiled splashback.

BEDROOM TWO

13'3" x 9'1" (4.03 x 2.77)
With a fitted carpet as laid and double glazed window to front elevation.

BEDROOM THREE

9'7" x 7'7" (2.91 x 2.32)
With a fitted carpet as laid, double glazed window to side elevation, and door into:

ENSUITE CLOAKROOM

With low flush WC and pedestal hand basin (H&C).

OUTSIDE

The property offers pedestrian to the front via a mid-height timber gate set within picket fencing, which gives onto an easy-care front garden which is predominately paved.

GARDEN

Vehicular access is provided directly off Crosemere Road via recently installed full-height timber gates which open onto a concrete parking area with space for a number of vehicles, this flanked to one side by an expanse of lawn and an attractive Indian sandstone paved patio area, which provides an ideal space for outdoor dining and entertaining, all bordered by established hedging.

Immediately to the rear of the property is a compact and easy-care courtyard, with the gardens also containing a number of versatile outbuilding, to include:

WORKSHOP

16'4" x 10'5" (approx) (5 x 3.2 (approx))
Of brick construction with a concrete floor, UPVC front access door, mezzanine storage level, and with power and light laid on.

Presently utilised as a Workshop but with excellent potential for a variety of onward usages i.e. home gym, office, treatment room, or for development to include within the living accommodation (LA Consent permitting).

GARAGE

15'11" x 9'0" (approx) (4.85 x 2.75 (approx))
Of brick/block construction with a concrete floor and partial timber cladding, double opening timber gates to the front, and with power and light laid on. A substantial covered log store adjoins one external wall of the Garage.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. The heating is oil-fired.

LOCAL AUTHORITY

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

COUNCIL TAX

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

TENURE

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

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.