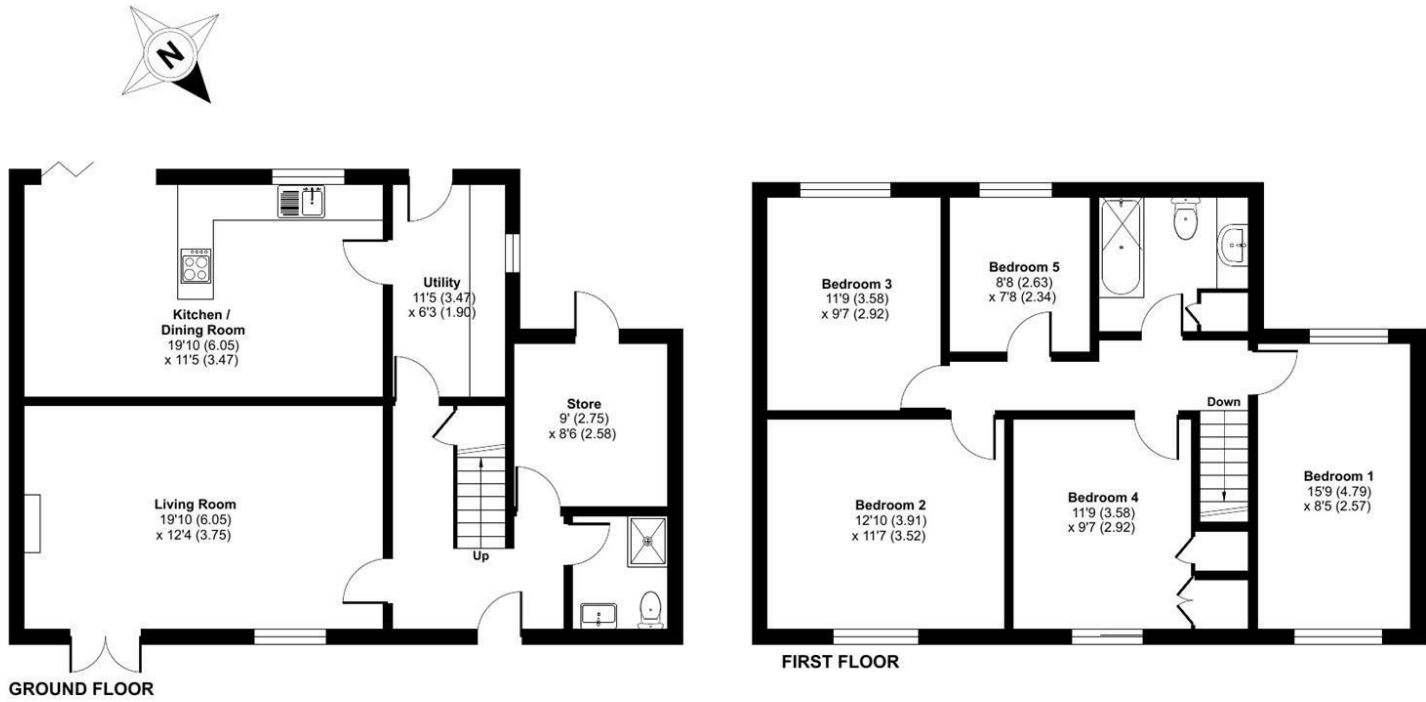


FOR SALE

14 The Parklands, Cockshutt, SY12 0LN



Approximate Area = 1563 sq ft / 145.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/cheom 2025. Produced for Halls. REF: 1263399

FOR SALE

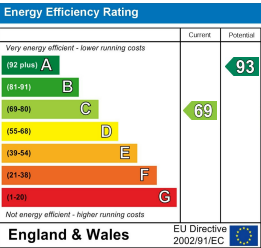
Offers in the region of £385,000

14 The Parklands, Cockshutt, SY12 0LN

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
E: ellesmere@hallsgb.com



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Ellesmere (5 miles), Wem (6 miles), Shrewsbury (12 miles), Wrexham (16 miles)


(All Distances Approximate)



1 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Family Home
- Extended and Improved
- Stylishly Presented
- Open View to the Front
- Ample Parking
- Village Location

DESCRIPTION

Halls are delighted with instructions to offer 14 The Parklands in Cockshutt for sale by private treaty.

14 The Parklands is a wonderful family home which has been subject to a range of improvement works by the current vendors to now provide over 1,500 sq ft of stylishly presented and practically arrange living accommodation situated over two floors, these at present comprising, on the ground floor, an Entrance Hall, Living Room, Shower Room, Kitchen/Dining Room, Utility Room, and Store, together with four first floor Bedroom, a further Study/Bedroom five, and Family Bathroom.

The property is complemented by front and rear gardens, with the former of these designed with ease of maintenance in mind and offering open views across an immediately adjoining field with, to the rear, private gardens ideally suited to families which feature an area of lawn alongside a paved patio area and a number of floral beds. The property is further served by generous off-street parking allowing space for a number of vehicles.

SITUATION

The property enjoys a pleasant position within the popular village of Cockshutt, which boasts a respectable range of amenities for its size, including School, Convenience Store, Church, and Village Hall, whilst retaining a convenient proximity to the lakeland town of Ellesmere and the county town of Shrewsbury, both of which offer a more comprehensive array of facilities of all kinds.

DIRECTIONS

Leave Ellesmere via the A528 in the direction of Shrewsbury and, after entering Cockshutt village, turn right shortly after the Woodcock Inn Public House where, shortly after, a right hand turn leads onto The Parklands; number 14 is located in a tucked away position on the right, identified by a Halls "For Sale" board.

W3W

///bypasses.pool.seaweed

SCHOOLING

The property lies within a convenient proximity of a number of well-regarded state and private schools, including Cockshutt C of E Primary, Weston Lullingfields Primary, Newtown C of E Primary, Lakelands Academy, Ellesmere Primary, Ellesmere College, Moreton Hall, Adcote School for girls, and Packwood Haugh School.

THE PROPERTY

The property provides principal access via a covered porch which leads into an Entrance Hall where a door leads immediately to the left into a well-proportioned Living Room boasting excellent views to the front over an open field, and with the room also featuring a multi-fuel burner and double-opening doors directly onto the front garden. From the Entrance Hall, a further door leads into a modernised Utility Room with a range of base units, ample space for white goods, and a rear access door, with this leading through to an open-plan Kitchen/Dining Room which serves as the heart of the home and enjoys a stylish kitchen situated alongside space for a seating/dining area with doors allowing access to the rear garden.

The ground floor has been improved by the current vendors with a portion of the garage having been converted into a useful shower room and the remainder now providing practical storage space.

Stairs rise from the Entrance Hallway to a first floor landing where doors provide access into four well-proportioned Bedrooms, two of which enjoy elevated views over the front across an adjoining field, alongside a Family Bathroom. The property has been further enhanced by a recently constructed first floor extension which now provides a wonderful dual-aspect room offering versatility for use as a Bedroom or Study.

OUTSIDE

14 The Parklands is approached over a private road where tandem parking spaces are provided for a number of vehicles. The property is well-served by external space with gardens situated to both the front and rear, the former of these comprising an easily-maintained area with open views across an adjoining field.

To the rear are private gardens ideally suited to families, these presently featuring an area of lawn inset with an attractive paved patio area which represents an ideal space for outdoor dining and entertaining, alongside a number of floral and herbaceous beds.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
- Entrance Hall:
- Living Room: 6.05m x 3.75m
- Utility Room: 3.452m x 1.90m
- Kitchen/Dining Room: 6.05m x 3.47m
- Shower Room:
- Store: 2.75m x 2.58m

- First Floor -
- Bedroom One: 3.91m x 3.52m
- Bedroom Two: 3.58m x 2.92m
- Bedroom Three: 3.58m x 2.92m
- Bedroom Four: 2.63m x 2.34m
- Office/Bedroom Five: 4.79m x 2.57m
- Family Bathroom:

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. The property also benefits from oil fired central heating.

TENURE

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

LOCAL AUTHORITY & COUNCIL TAX

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

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

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.