

BOWEN

PROPERTY SINCE 1862



Guide Price £475,000

🏠 5 Bedrooms 🛀 2 Bathrooms

Maple Ridge, Crosemere Court, Cockshutt,
Ellesmere, SY12 0NZ

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General Remarks

Spacious five bedroom detached house located in the popular North Shropshire village of Cockshutt on a small development of 5 properties. Ellesmere 5 Miles Shrewsbury 12 miles. Within easy reach of the A5/M54 for access to the larger towns and cities beyond.

Location: Maple Ridge is located in the village of Cockshutt which benefits from a public house and primary school. The village is well situated being close to the 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 larger towns of Wrexham, Chester and Shrewsbury and the village of Gobowen offer a train station providing services to the larger cities beyond. The motorway network is easily accessible either at Shrewsbury or towards the Welsh borders near Oswestry.



Accommodation

Covered Entrance Porch with bell service:

Entrance Door with Side Glazed Window:

Spacious Entrance Hall: 15' 0" x 9' 3" (4.57m x 2.83m)

Coving to ceiling, spot lights, radiator, dado rail, understairs store cupboard, thermostat room control switch.

Cloakroom: Cloaks rack, radiator.

Separate w.c.: Wash hand basin with tile splash, low level flush wc, radiator.

Lounge: 25' 0" x 11' 5" (7.62m x 3.48m) Dual aspect windows with bay window to the front. Two radiators, coving to ceiling, dado rail. Double french doors opening onto patio area and rear garden.

Dining Room: 15' 5" x 9' 9" (4.69m x 2.98m) Coving to ceiling, dado rail, radiator. French doors onto patio area.

Study: 11' 4" x 11' 4" (3.46m x 3.46m) Radiator.

Kitchen/Breakfast Room: 15' 5" x 12' 8" (4.69m x 3.87m) Tile floor. Range of fitted wall cabinets and matching base units with worktop surface above. 1.5 bowl and drainer and mixer tap, Integrated appliances to include dishwasher, refrigerator/freezer. Built-in electric fan assisted double oven with 4 ring halogen hob and extractor hood above. Partly tiled walls.

Utility: 9' 3" x 7' 6" (2.83m x 2.28m) Tile floor. Stainless steel sink unit and drainer with base cupboards below and space for washing machine., further base cupboard and wine racks with worktop surface above, partly tiled walls. 3 year old Worcester oil boiler. Door leading to outside.

Spindle Staircase to first floor and landing area:

Coving to ceiling, access to roof space, radiator. Laundry Cupboard with slatted shelves

Bedroom One: 14' 5" x 11' 4" (4.40m x 3.46m) Mirror sliding door built-in wardrobe to one wall, radiator.

Fully Tiled En-Suite Shower Room: 7' 10" x 5' 8"

(2.38m x 1.72m) Shower cubicle with electric shower, pedestal wash hand basin, low level flush wc, radiator, extractor fan, shaver light/point.

Bedroom Two: 13' 7" x 10' 4" (4.14m x 3.15m)

Radiator, mirror sliding door wardrobes to one side.

Bedroom Three: 12' 1" x 10' 11" (3.69m x 3.32m)

Radiator.

Bedroom Four: 11' 2" x 11' 1" (3.41m x 3.38m)

Radiator.

Bedroom Five: 15' 1" x 9' 8" (4.61m x 2.95m)

Radiator.

Family Bathroom: 7' 10" x 7' 10" (2.38m x 2.38m)

Panel bath, pedestal wash hand basin, low flush w.c, fully tiled shower cubicle with electric shower, partly tiled walls, extractor fan, radiator and shaver light/point.

Outside: The house is approached onto a brick block drive providing parking and with access to the garage. The property enjoys a good size plot with access all around. The front is enclosed by mature hedges with areas housing a variety of established shrubs and plants. Concrete slab path to the rear enclosed private garden overlooking open fields. The rear garden enjoys an abundance of mature flowering plants, shrubs and trees. Patio area which presently houses a patio which can be removed if not required. Outside lights, external wall tap.

Tenure: We understand the property is freehold with vacant possession upon completion.

EPC Rating 67|D Council Tax 'F':

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





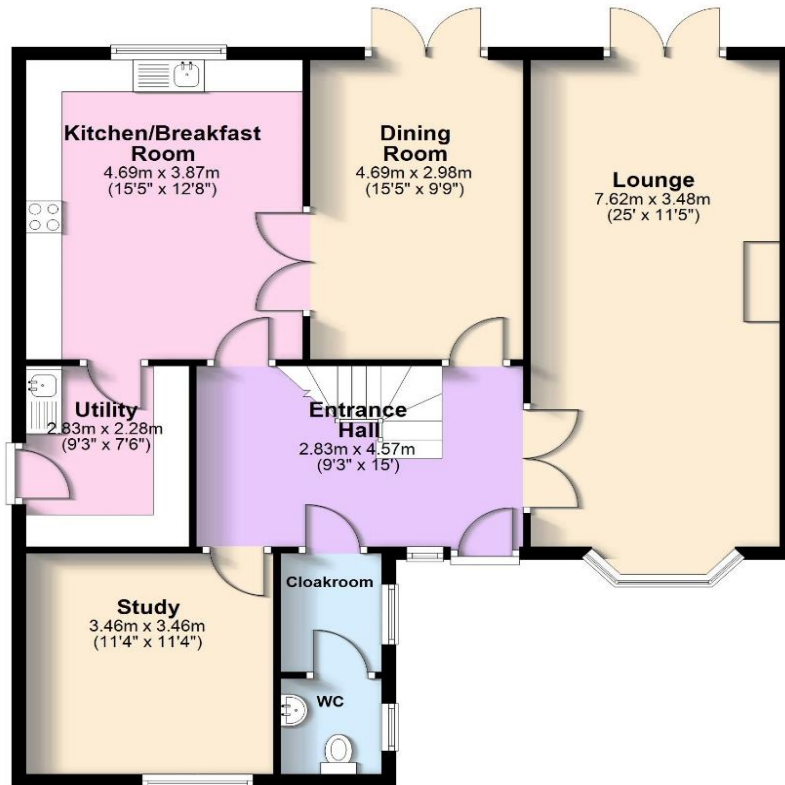
Directions: From Ellesmere head south on the A495 towards Shrewsbury passing the Mere. Continue straight onto the A528 and proceed for approximately 5 miles into the village of Cockshutt. After passing the church on the left take the first turning left into Crosemere Road continue straight ahead taking second right, after a short distance Maple Ridge will be identified on the left handside by the agents for sale board.

What3Words: ///speech.position.bystander



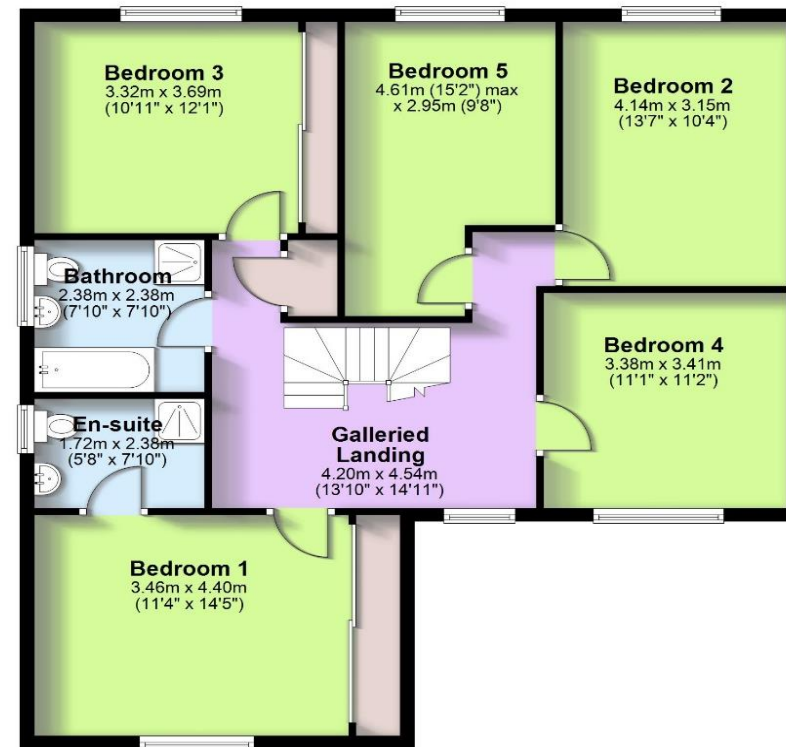
Ground Floor

Approx. 98.2 sq. metres (1057.4 sq. feet)



First Floor

Approx. 98.5 sq. metres (1060.2 sq. feet)



Total area: approx. 196.7 sq. metres (2117.6 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.