

# BOWEN

PROPERTY SINCE 1862



Asking Price £189,995

14 Crosemere Crescent, Cockshutt, Ellesmere,  
SY12 0JW

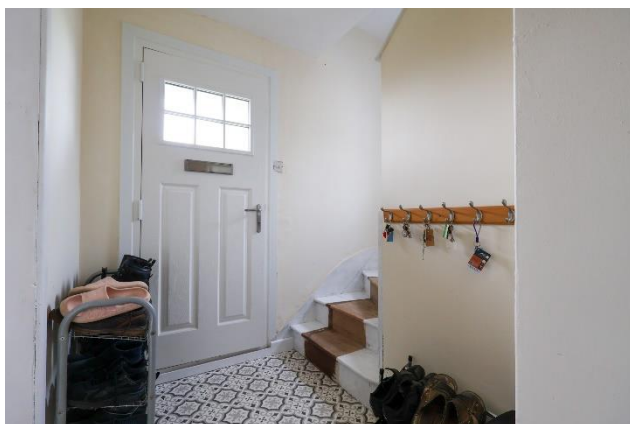
🏠 2 Bedrooms

🚿 1 Bathroom



# 14 Crosemere Crescent, Cockshutt, Ellesmere, SY12 0JW

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## General Remarks

A spacious two bedroom semi-detached property situated in of the popular North Shropshire Village of Cockshutt. The property is set within a generously sized corner plot which offers views to the rear of the adjoining countryside. The accommodation is warmed by an air source heat pump while there is also a useful detached garage and timber framed garden studio. The property offers potential for further improvement in line with a purchaser's requirements and early inspection is highly recommended by the sole selling agent.

**Location:** 14 Crosemere Crescent is located in the Village of Cockshutt which benefits from a public house, Church 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 Shrewsbury, Telford and Oswestry and the motorway network is easily accessible either at Shrewsbury or towards the Welsh borders near Oswestry.

## Accommodation

### Partly glazed UPVC door into;

**Entrance Hall:** Vinyl flooring, radiator, stairs to first floor landing, understairs storage cupboard and door to:

**Living Room:** 20' 9" x 11' 5" (6.32m x 3.47m) Wood effect flooring, two radiators, tv/telephone points, bay window to rear with glazed upvc doors into garden.

**Kitchen:** 10' 2" x 7' 11" (3.10m x 2.41m) Wood effect flooring, fitted base units, eye level wall units with worktops over and inset two bowl ceramic sink. Space for cooker and fridge/freezer, vertical radiator, partly tiled walls and door to:

**Utility room:** 8' 10" x 2' 11" (2.70m x 0.88m) Wood effect flooring, space for washing machine and doors off to:

**Store Room:** 8' 10" x 8' 6" (2.70m x 2.58m) Wood effect flooring.

**Garden Room:** 11' 11" x 6' 5" (3.63m x 1.95m) Timber framed with partly glazed door into garden.



**Stairs to First Floor and Landing:** Cupboard housing pressurised hot water cylinder, radiator, access to loft and doors off to:

**Bedroom 1:** 16' 6" x 9' 0" (5.04m x 2.74m) Built in storage cupboard, radiator and wood flooring.

**Bedroom 2:** 11' 4" x 9' 11" (3.46m x 3.01m) Fitted wardrobes, wood flooring, radiator and views of countryside to rear.

**Bathroom:** 7' 11" x 6' 10" (2.42m x 2.09m) Suite comprising panel bath, wash hand basin with vanity unit below and concealed flush w.c. Vertical radiator and extractor fan.

**Garage:** 19' 7" x 12' 2" (5.97m x 3.70m) Up/over door to front and pedestrian door to rear.

**Outside:** The property is set within a generously sized plot with gardens to the front, side and rear. They are mainly laid to lawn with several tree species and mature shrubs. Paved patio area provides outdoor entertainment area, metal framed greenhouse and timber garden storage shed. The air source heat pump is externally located at the rear.

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





**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

**Council Tax Band 'B' EPC Rating 64|D:**

**Services:** We are informed that the property has mains electricity, water and drainage connections.

**Directions:** From Ellesmere head south on A495 towards Shrewsbury passing The Mere. Continue straight onto the A528 and proceed for approximately 5 miles into Village of Cockshutt. After the shop turn immediately left, continue for approximately 500yds, turning right onto Crosemere Crescent where the property can be found as identified by the agent's for sale board.

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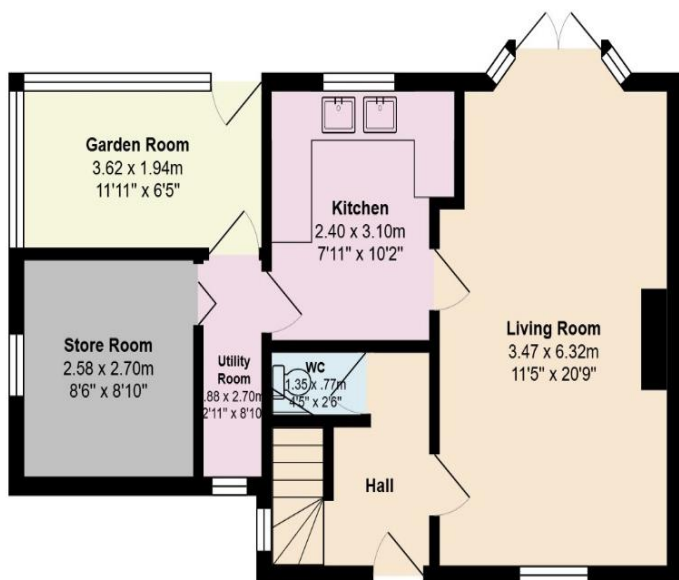
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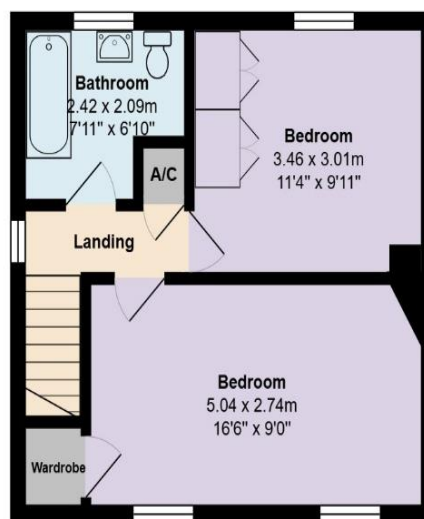
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Ground Floor



First Floor



Total Area: 90.2 m<sup>2</sup> ... 970 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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.

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