

**Oaklands**  
**Cockshutt Ellesmere**  
**SY12 0JQ**

3 bedroom Bungalow -  
Detached property  
Offers in the region of £365,000









\*\*\* IMPRESSIVE AND SPACIOUS 3 BEDROOM DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this immaculately presented and much improved detached bungalow which offers spacious and versatile accommodation - perfect for a growing family or those looking to downsize yet require light and space.

Occupying an enviable position in the heart of this popular and self sufficient village which boasts a primary school, church, village hall/general store, restaurant/public house, bus service and lovely countryside walks. For commuters there is easy access to the nearby market Towns of Wem and Ellesmere and a pleasant drive to the County Town of Shrewsbury and A5/M54 motorway network.

The accommodation which must be viewed briefly comprises inviting Reception Hall, good sized Lounge, Conservatory, open plan Living/Dining/Kitchen with Utility cupboard, Cloakroom, 3 generous double Bedrooms and well appointed Bathroom.

The property is heated with energy conservation and low bills in mind with air source heat pump, double glazing, driveway with ample parking and large Garage/Home Office. Beautiful well stocked wrap around gardens.

Viewing highly recommended.







#### LOCATION

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#### RECEPTION HALL

Covered entrance with double glazed door with side screens opening to the spacious and inviting Reception Hall, useful Cloaks Cupboard, recessed ceiling lights, radiator.

#### LOUNGE

A generous sized room having windows overlooking the garden. Ornamental living flame fire, media point, radiator. Doors to

#### CONSERVATORY

being of brick and sealed unit double glazed construction with tiled floor and French door leading to the garden.

#### LIVING/DINING/KITCHEN

A great versatile room, perfect for those who love to entertain, being naturally well lit with windows to the side and overlooking the rear garden

#### REAR ENTRANCE

with door to the Garden and

#### CLOAKROOM

with WC and wash hand basin, window to the side, radiator.

#### GARAGE/HOME OFFICE

A great versatile space which could be converted to provide additional living accommodation with the current owners using this as a Home Office.

#### BEDROOM 1

A generous double room naturally well lit from windows to the front and side with pleasant aspect over the gardens. Built in wardrobes, radiator.

#### BEDROOM 2

Another generous double room with window overlooking the garden, built in storage cupboard, radiator.

#### BEDROOM 3

another generous double room with window to the front, radiator.

#### BATHROOM

with suite comprising panelled bath, large walk in shower with direct mixer shower unit, wash hand basin set into vanity with storage beneath and wall mounted concealed WC. Complementary tiled surrounds, heated towel rail, window to the side.

#### OUTSIDE

The property is set well back from the road and approached over driveway with ample parking and hardstanding and leading to the Garage. The Gardens are immaculately maintained and to the front laid to lawn with well stocked flower, shrub and herbaceous beds and divided from the road by stone walling. Side pedestrian access leads around to the Rear where the gardens wrap around the property, laid to shaped lawn and an abundance of stocked flower, shrub and herbaceous beds with inset specimen trees. For those who love to dine outdoors there are several seating and patio areas which offer a good level of privacy and capture the sun throughout the day. Vegetable section to the rear of the garage. Two garden sheds, one is insulated with light and power. The gardens are enclosed with wooden fencing.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that all main services are connected.





#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator.

<https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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Shropshire, SY4 5AA

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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