



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

5 The Meadows, Cockshutt, Near Shrewsbury, Shropshire,  
SY12 0QU

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £269,995**

Viewing: strictly by appointment  
through the agent

Occupying a lovely position, with far reaching views to the rear and gardens bordering local farmland, this is a modern, particularly spacious and well presented three bedroom detached house. The property is situated on a modern development within the pleasing village location of Cockshutt. The village is approximately 5 miles south of the popular North Shropshire lakeside town of Ellesmere and well placed for access to the medieval town Centre of Shrewsbury. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner, UPVC double glazed lean to, first floor landing, master bedroom with ensuite shower room, two further good size bedrooms, attractive bathroom, low maintenance front garden, generous size rear gardens bordering local farmland, driveway, garage, lovely aspect towards local farmland, countryside and beyond, UPVC double glazing, LPG gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Entrance hallway**  
Having UPVC double glazed window to side with fitted shutter, radiator.

Door from entrance hallway gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, radiator, vinyl floor covering, UPVC double glazed window to front with fitted shutter, extractor fan to ceiling.

Door from entrance hallway gives access to:

**Lounge**

15'1 x 12'7  
Having UPVC double glazed window to front with fitted shutters, two radiator, attractive flame effect electric fire set to a marble style hearth with decorative fire surrounds, useful understairs storage cupboard.

Double doors from lounge give access to:

**Modern kitchen/diner**  
16'0 x 9'11

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, cupboard housing gas fired central heating boiler, integrated Neff oven, integrated fridge freezer, space for washing machine, tiled floor, four ring Neff induction hob with stainless steel cooker canopy over, UPVC double glazed window with pleasing outlook over the property's rear gardens and towards local farmland, radiator, tiled splash surrounds, cupboard housing gas fired central heating boiler.

UPVC French doors from kitchen/diner give access to:

**UPVC double glazed lean to**

6'0 x 5'1  
Having UPVC double glazed windows, UPVC double glazed sliding patio door giving access to rear gardens and UPVC double glazed double glazed roof.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side with fitted shutter, loft access, radiator.

Doors from first floor landing then give access to: Three good size bedrooms and attractive bathroom.

**Bedroom one**

12'5 max x 11'2 max  
Having UPVC double glazed window to front with fitted shutters, radiator, fitted part mirror fronted wardrobe, walk-in over stairs linen store cupboard with radiator.

Door from bedroom one gives access to:

**Ensuite shower room**

Having tiled shower cubicle with drench shower over and handheld shower attachment off, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, UPVC double glazed window to front with fitted shutters, wall mounted extractor fan, shaver point, heated chrome style towel rail, secondary loft access.

**Bedroom two**

9'0 x 8'11  
Having UPVC double glazed window with pleasing aspect over the property's rear gardens towards local farmland, countryside and beyond, radiator.

**Bedroom three**

10'0 x 6'8  
Having UPVC double glazed window with pleasing aspect over the property's rear gardens and towards local farmland, countryside and beyond, radiator.

**Attractive bathroom**

Having a three piece white suite comprising: Panel bath with wall mounted drench shower over with handheld shower attachment off with glazed shower screen to side, low flush WC, pedestal wash hand basin, UPVC double glazed window to side, heated chrome style towel rail, part tiled to walls, wall mounted extractor fan.

**Outside**

To the front of the property there is a low maintenance stone frontage with paved pathway giving access to front door. To the side of this there is a tarmacadam driveway which leads to:

**Garage**

Having electrically operated up and over door, UPVC double glazed pedestrian door to side.

In between the house and garage gated pedestrian access leads to the property's:

**Good size rear gardens**

Having extensive paved patio area, lawn gardens, timber garden shed, raised beds, shrubs and bushes, outside cold tap. The rear gardens border local farmland and are enclosed by fencing.

#### Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### Council Tax Band C

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

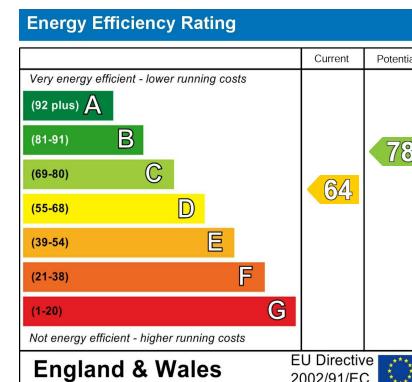
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

