



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

14 The Parklands, Cockshutt, Ellesmere, SY12 0LN

£360,000

To view this property please call us on **01743 236 800** Ref: C7688/WM/KQ

A much improved and extended, five bedroom detached house, enjoying open views to the front.

This five bedroom detached family home has been much improved and extended to provide spacious accommodation briefly comprising; entrance hall, living room, kitchen/dining room, utility, ground floor shower room and store room. Five bedrooms and bathroom. Front and rear gardens with open views over adjoining fields to the front. Parking. The property benefits from double glazing and oil fired central heating.

The property occupies a secluded position in the village of Cockshutt, where there are a range of local amenities including. primary school, village hall/shop, public house and a Church. Cockshutt, approximately 13 miles north of Shrewsbury and 5 miles from Ellesmere, where there are further excellent amenities.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

19'10" x 12'4" (6.05m x 3.76m)

Window and double doors to the front, enjoying superb views over adjoining fields

Inset multi-fuel burner

KITCHEN / DINING ROOM

19'10" x 11'5" (6.05m x 3.48m)

Fitted with a range of matching modern wall and base units

Built in oven, hob and integrated downdraft extractor

Bi-fold doors to the rear garden

UTILITY ROOM

11'5" x 6'3" (3.48m x 1.91m)

Range of matching base units and space for white goods

Door to garden

WET ROOM

Recently renovated with overhead shower

Wash hand basin, wc

STORE ROOM

9'0" x 8'6" (2.74m x 2.59m)

Door to garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

15'9" x 8'5" (4.80m x 2.57m)

Dual aspect room with the front window enjoying far reaching views over the adjoining fields

BEDROOM 2

12'10" x 11'7" (3.91m x 3.53m)

Window to the front enjoying open views

BEDROOM 3

11'9" x 9'7" (3.58m x 2.92m)

Window to the rear

BEDROOM 4

11'9" x 9'7" (3.58m x 2.92m)

Window to the front enjoying open views

Built in wardrobes

BEDROOM 5

8'8" x 7'8" (2.64m x 2.34m)

Window to the rear

BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin set to vanity unit, wc

Window

OUTSIDE THE PROPERTY

The property is approached over a private road with ample parking. To the front is a concrete pathway leading to the reception area with floral borders and seating area enjoying stunning views over open fields.

Rear garden laid mainly to lawn with an attractive paved patio area, providing ideal seating and alfresco dining, wide selection of floral and herbaceous beds.

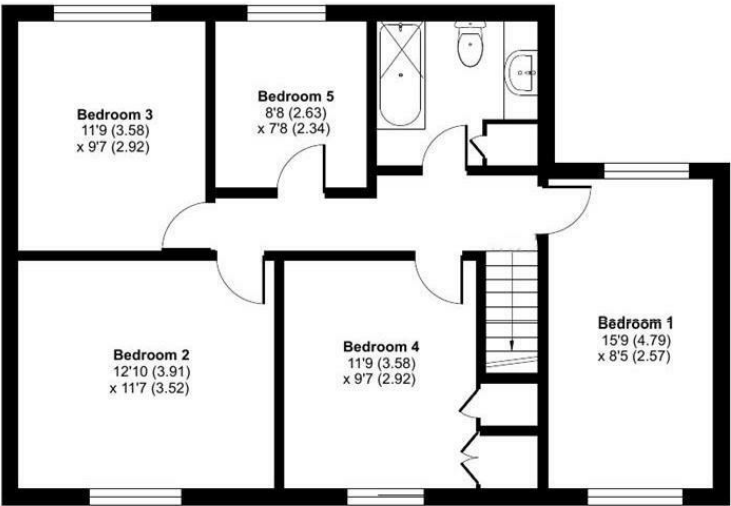
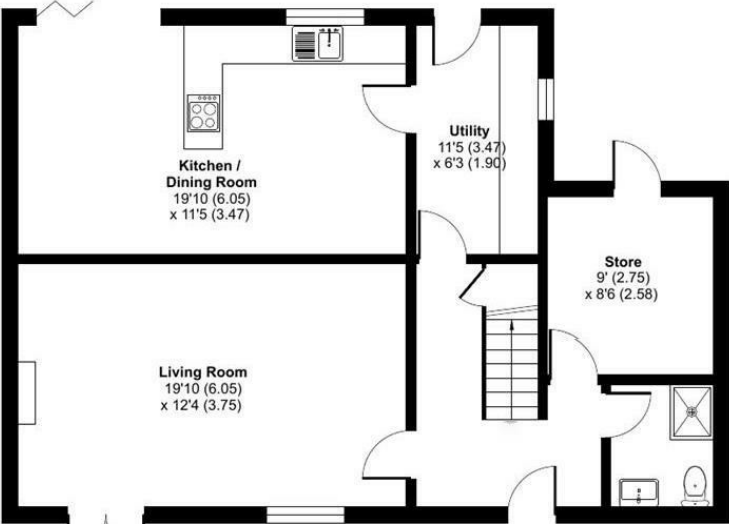








FLOOR PLANS ...

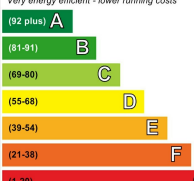


Approx Area = 1563 sq ft (145.2 sq m)



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A528 (Ellesmere Road) and on reaching Harmer Hill, bear left by the Bridgewater Arms, continuing on the A528. Follow this road through Burlton and on reaching Cockshutt, turn left just before the Woodcock Inn. After a short distance, turn right onto The Parklands. No 14 will be found tucked away on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
			
			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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Lettings and Property Management

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