

BOWEN

PROPERTY SINCE 1862



Asking Price £250,000

36 The Meadows, Cockshutt, Ellesmere, SY12 0QU

🛏 3 Bedrooms

🚿 2 Bathrooms

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General Remarks

Three-bedroom family house occupying a good size corner plot location with enclosed private garden, garage and parking. There is also a useful additional reinforced parking space suitable for large vehicles such as a motorhome or caravan.

Location: The property is located on a popular residential development on the edge of the village of Cockshutt which has a primary school and local village pub/restaurant. The picturesque Lakeland town of Ellesmere is located some 5 miles away which offers a larger range of local shops as well as larger supermarkets. There are excellent primary and secondary schools as well as the renowned Ellesmere College. The A528 leads to the historical county town of Shrewsbury with links from there to the A5/M54 for access to the larger towns and cities beyond.



Accommodation

Covered Entrance Canopy Porch with Partly Glazed Entrance Door:

Entrance Hall: Radiator, 'Hive' thermostat.

Cloakroom: 4' 10" x 2' 8" (1.47m x 0.81m) Tile effect vinyl floor, low level flush wc, corner wash hand basin with tile splash, extractor fan, radiator.

Lounge: 15' 2" x 12' 6" (4.62m x 3.82m) Shutter blinds, two radiators, TV aerial socket and sky point. Understairs storage cupboards. Double doors into Kitchen/Diner.

Kitchen/Dining Area: 16' 0" x 10' 1" (4.88m x 3.08m) Wood effect vinyl flooring.

Kitchen Area: Range of fitted wall cabinets and matching wall units with worktop surface above, partly tiled walls. 1.5 stainless steel sink and drainer with mixer tap. Integrated appliances to include refrigerator/freezer & dishwasher. Built-in 'Electrolux fan assisted oven with four ring gas hob & extractor hood. Space and plumbing for washing machine.

Dining Area: Radiator & TV aerial socket. French patio doors opening to outside.



Stairs to first floor and landing area: Radiator.

Bedroom One: 12' 7" x 11' 4" (3.83m x 3.45m) Built-in storage cupboard, radiator. Access to roof space with loft ladder (partly boarded). TV aerial socket.

Ensuite Shower Room: 7' 3" x 6' 5" (2.20m x 1.95m) Tile effect vinyl flooring. Pedestal wash hand basin with tile splash, low level flush wc, fully tiled shower cubicle with electric shower, radiator and extractor fan.

Bedroom Two: 9' 1" x 8' 10" (2.78m x 2.69m) Radiator.

Bathroom: 7' 3" x 5' 6" (2.20m x 1.68m) Tile effect vinyl flooring. Matching suite comprising panel bath with mains fed shower and shower screen above, partly tiled walls, pedestal wash hand basin with tile splash, wall mirror, low level flush wc, radiator and extractor fan.

Bedroom Three: 10' 2" x 6' 8" (3.10m x 2.03m) Radiator.



Outside: The property enjoys a good size corner plot location approached over a brick block path to the front with small lawn area. A tarmac drive to the side provides parking and access to the garage. There is also a useful additional reinforced parking space suitable for large vehicles such as a motorhome or caravan. Lawned area. A side timber gate allows access to the private enclosed rear garden which is mainly laid to lawn with patio area providing ideal entertaining space with gazebo beyond. Outside wall and lighting.

Garage: 'Up and Over' door with rear personnel door. Power and light and overhead storage.

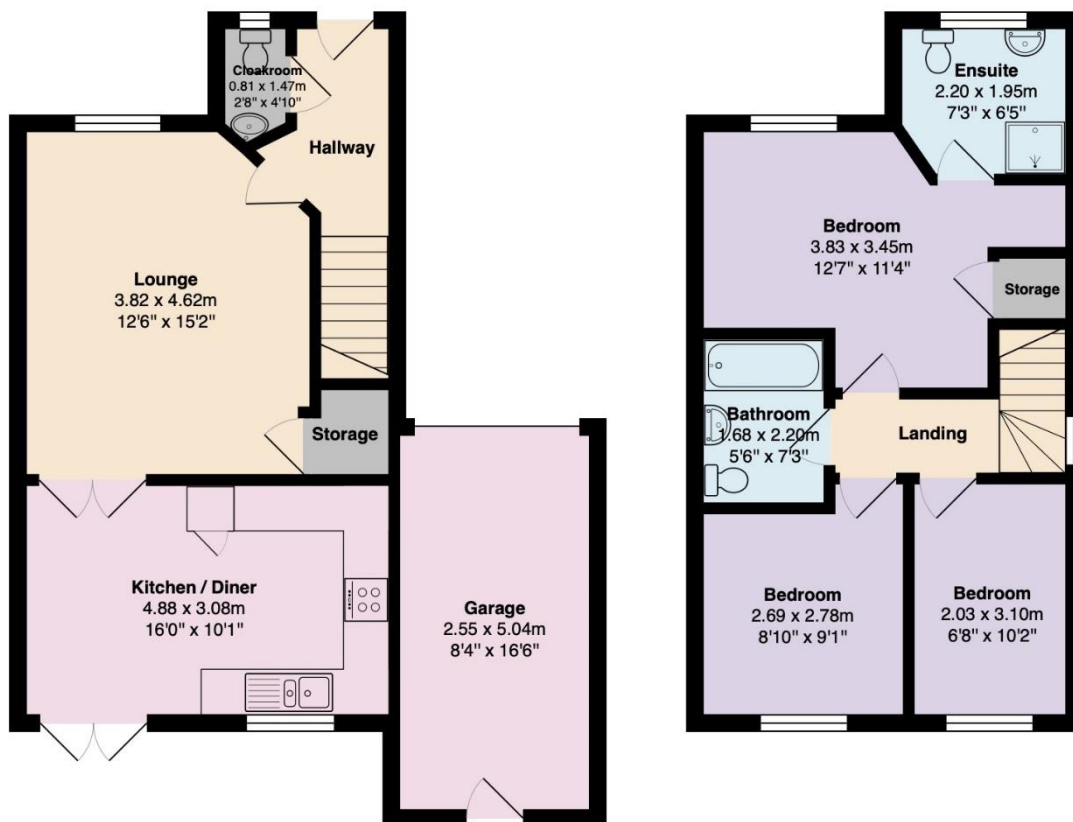
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We understand mains electricity, water and drainage are connected. BT phone line. LPG gas supply.

Council Tax Band 'B' EPC Rating 63|D:

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

Directions: From Ellesmere take the A495 towards Shrewsbury passing the Mere on your left handside. Continue on the A528 for approximately 5 miles into the village of Cockshutt to the small roundabout, turn left into 'The Meadows'. Continue into the development keeping to the right and No:36 can be found in the far corner identified by the agents For Sale board.



Total Area: 82.8 m² ... 892 ft² (excluding garage)

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.