



FOR SALE

Offers in the region of £325,000

11 The Meadows, Cockshutt, Ellesmere, Shropshire, SY12 0QU

A well proportioned four-bedroom detached family home situated on a generous corner plot, boasting thoughtfully designed living accommodation, ample driveway parking, and a single garage, enviably positioned within a popular development in the semi-rural village of Cockshutt.



Ellesmere (5 miles), Wem (6 miles), Shrewsbury (12 miles), Wrexham (16 miles)

(All Distances Approximate)



- Family Home
- Circa 1,200 sq ft
- Master with En-Suite
- Generous Corner Plot
- Popular Village Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 11 The Meadows in Cockshutt for sale by private treaty and with the benefit of no onward chain.

11 The Meadows is a modern four-bedroom detached family home which provides circa 1,200 sq ft of thoughtfully arranged a well presented living accommodation situated across two family-friendly floors, with sociable living on the ground floor complemented by four comfortably-sized first floor Bedrooms.

The property is positioned within a generous corner plot which extend, in all, to around 0.09ac and features, to the fore, driveway parking which leads on to an integral single garage. To the rear are private, predominantly lawned gardens joined by further lawn to the side.

SITUATION

11 The Meadows is situated in a popular development of homes on the outskirts of the semi-rural village of Cockshut, approximately 5 miles south of the picturesque town of Ellesmere. Cockshutt has local facilities to include a Parish Church, Primary School, Public House, Convenience Store, and thriving Village Hall. The larger towns of Oswestry and Whitchurch both lie within easy reach and the county centre of Shrewsbury, with its collection of cultural and artistic attractions, is conveniently positioned around 12 miles to the south

SCHOOLING

The property lies within a convenient proximity of a number of well-regarded state and private schools, including Cockshutt C of E Primary, Weston Lullingfields Primary, Newtown C of E Primary, Lakelands Academy, Ellesmere Primary, Ellesmere College, Moreton Hall, Adcote School for girls, and Packwood Haugh School.

THE PROPERTY

The property is principally accessed via an Entrance Porch with Cloakroom to the side, from where a door opens into a welcoming Living Room. The Living Room features dual-aspect windows, stairs which rise to the first floor, and offers ample space for the arrangement of seating.

From the Living Room, a door opens into a well proportioned Kitchen/Dining Room which spans the entire width of the property and serves as the heart of this wonderful family home, whilst providing a particularly sociable space ideally suited to entertaining and more intimate family moments alike. Featuring a fitted kitchen which comprises a range of base and wall units, alongside a breakfast bar that acts as a soft division between this and the planned seating/dining area to the right, with two sets of double-opening patio doors exiting directly onto the gardens and allowing for a seamless transition between the internal and external elements of the home.

Stairs rise from the Living Room to a first floor landing, from where doors provide access into four comfortably-sized Bedrooms, these ideally suited to the needs of modern living. The Master Bedroom is joined by an En-Suite Shower Room featuring a modern suite, with the remaining Bedrooms served by a family Bathroom containing a panelled bath, hand basin, and low flush WC.

OUTSIDE

The property is approached over a tarmac driveway flanked to one side by an area of lawn, with the driveway culminating at an integral single Garage (approx. 4.78m x 2.82m) with metal up-and-over front access door and with power and light laid on.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



The rear gardens have, again, been designed with families in mind and, at present, feature an expanse of lawn complemented by a paved patio area, the latter representing an ideal space for outdoor dining and entertaining. By dint of its position within a generous corner plot, 11 The Meadows also boasts a further spacious area of lawn to the side, this retained within attractive picket fencing.

THE ACCOMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Cloakroom:

Reception Room: 5.08m x 4.89m

Kitchen/Dining Room: 7.92m x 2.87m

- First Floor -

Bedroom One: 4.88m x 2.88m

En-Suite:

Bedroom Two: 4.85m x 2.37m

Bedroom Three: 3.19m x 2.76m

Bedroom Four: 2.99m x 2.39m

Family Bathroom:

W3W

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DIRECTIONS

Leave Ellesmere to the south via the A495, continuing past the turning for Whitchurch as the road merges to become the A528. proceed for around 3.9 miles until, shortly after entering the village of Cockshutt, at a mini-roundabout, take the first exit into The Meadows where number 11 is situated prominently and identified by a Halls for sale board.

SERVICES

We understand that the property has the benefit of mains water, drainage, gas, and electricity.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' E ' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

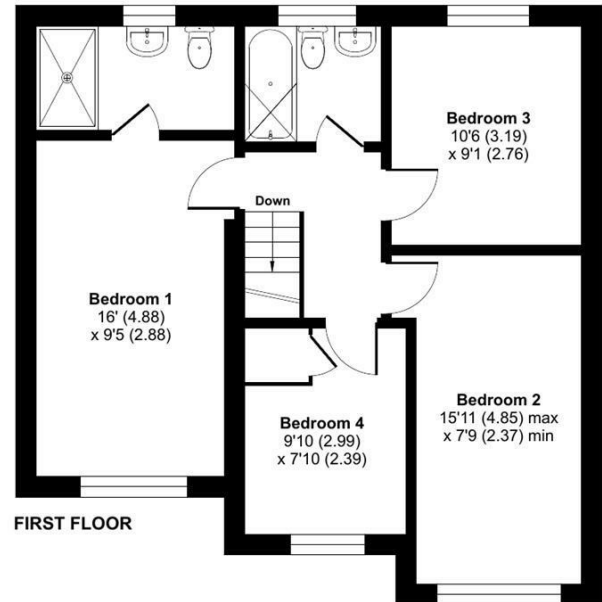
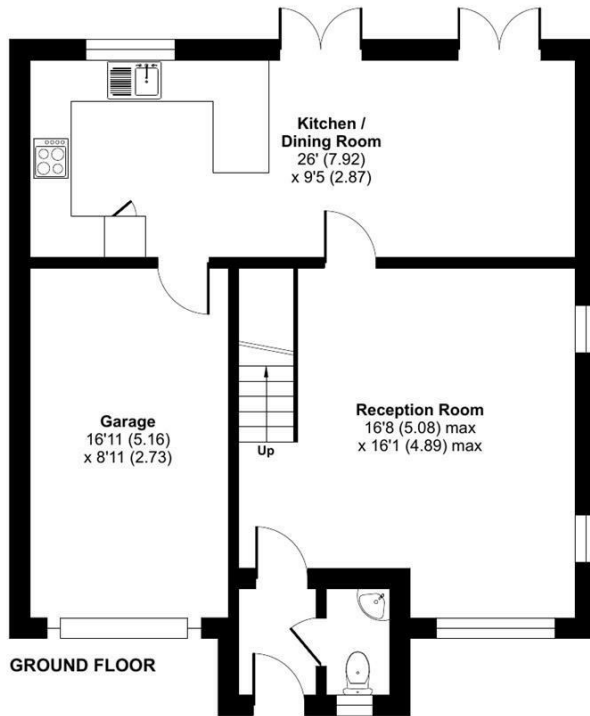
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire., SY12 0AW.



Approximate Area = 1166 sq ft / 108.3 sq m
 Garage = 157 sq ft / 14.6 sq m
 Total = 1323 sq ft / 122.9 sq m
 For identification only - Not to scale

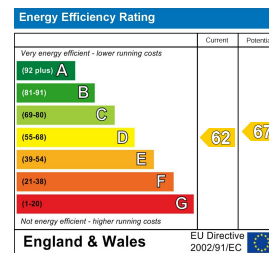


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1439078

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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