



2 The Briars, Cockshutt, Shrewsbury, SY12 0LL

3 bedroom detached house — £315,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

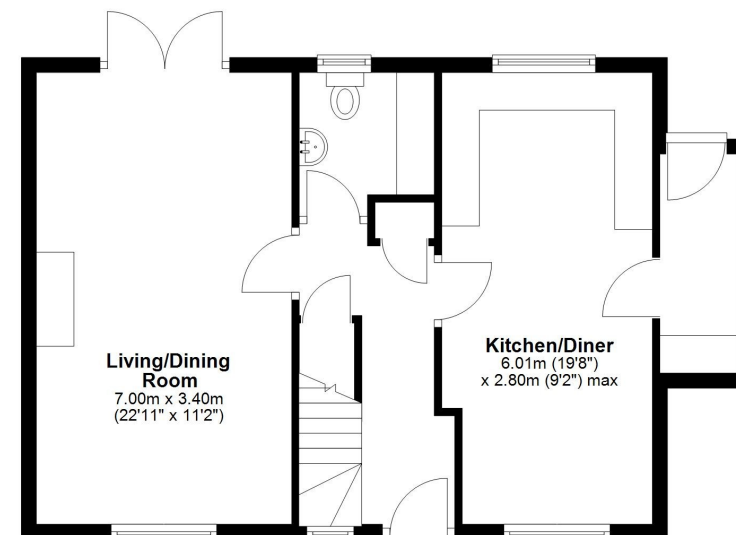
Well situated in a quiet village setting midway between Ellesmere and Shrewsbury. This detached property has recently been significantly upgraded throughout to a very high standard, whilst also benefiting from an extensive gated driveway, detached garage and an attractively landscaped private garden all set on a desirable corner plot.

KEY FEATURES

- Light and immaculately presented interior with replacement double glazed windows, oil central heating system and upgraded insulation. The property also has replacement internal and external doors, as well as wood effect flooring and carpets.
- Entrance hall with built in storage, doors to living areas and also a sizable re fitted cloakroom/utility.
- Spacious living room with feature living flame fire place, window to front and glazed double doors to rear.
- Open plan kitchen/dining room which has a stylish range of re fitted units to the kitchen area, along with integrated appliances. There are also windows to both the front and rear and a part glazed door to the side entrance porch, providing access to the garden.
- Staircase from hall to the galleried landing, where there are 3 bedrooms and a re fitted shower room. 2 of the bedrooms both have bespoke fitted wardrobes and additionally the main bedroom has a dressing area.
- Beautifully landscaped front and rear gardens, which are laid mainly to lawn with pathways, seating areas and established beds.
- Along the side of the property there is a double gated driveway providing parking for 3/4 cars, as well as access to the detached single garage which has a window to side and store to rear.

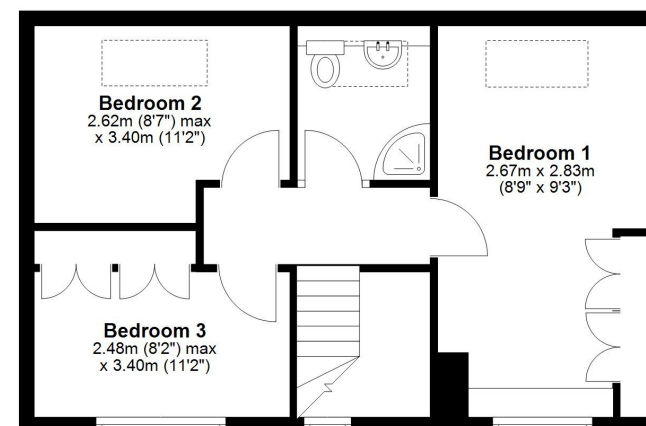
Ground Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)







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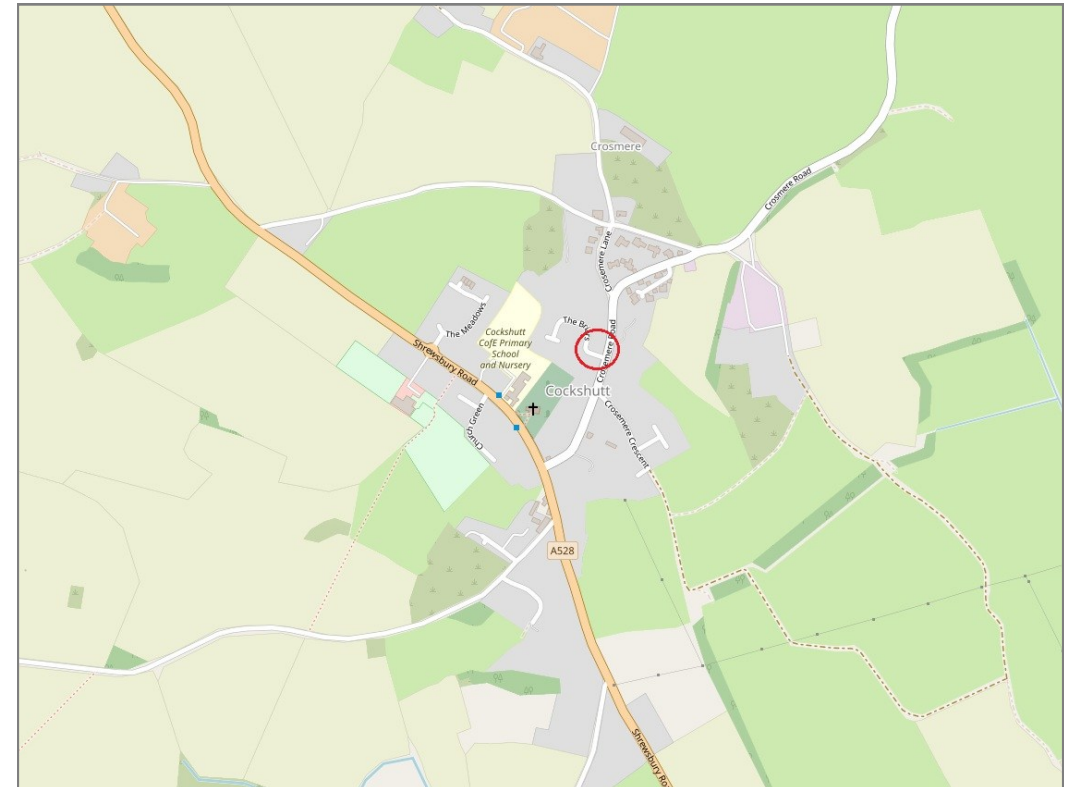
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D
Services	Mains water, electricity and drainage are connected. Oil heating.

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

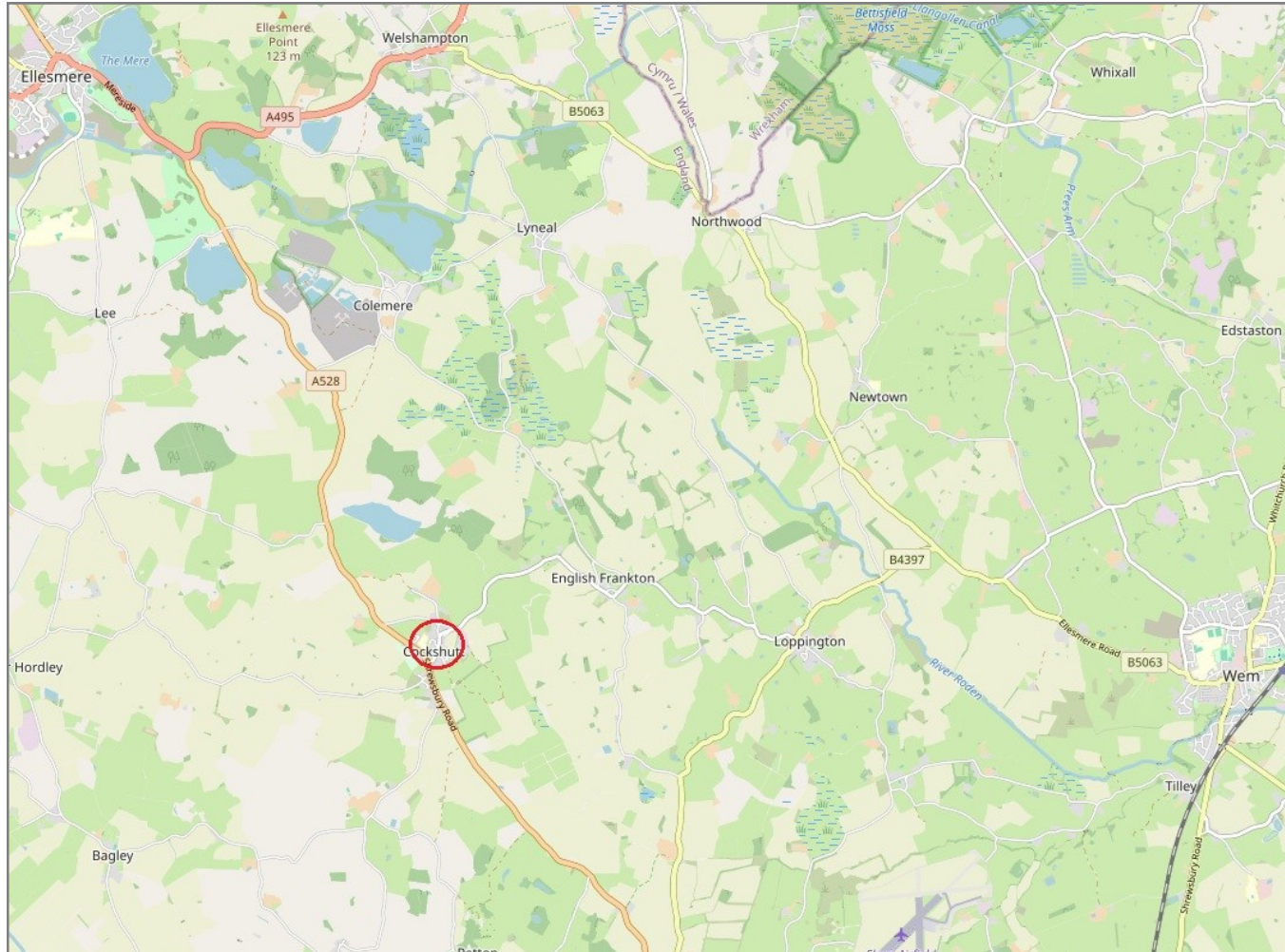
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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