



**2 The Briars, Cockshutt, Shrewsbury, SY12 0LL**

3 bedroom detached house — £315,000 Freehold

## 2 The Briars, Cockshutt, Shrewsbury, SY12 0LL

Coopergreenpooks.co.uk

£315,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

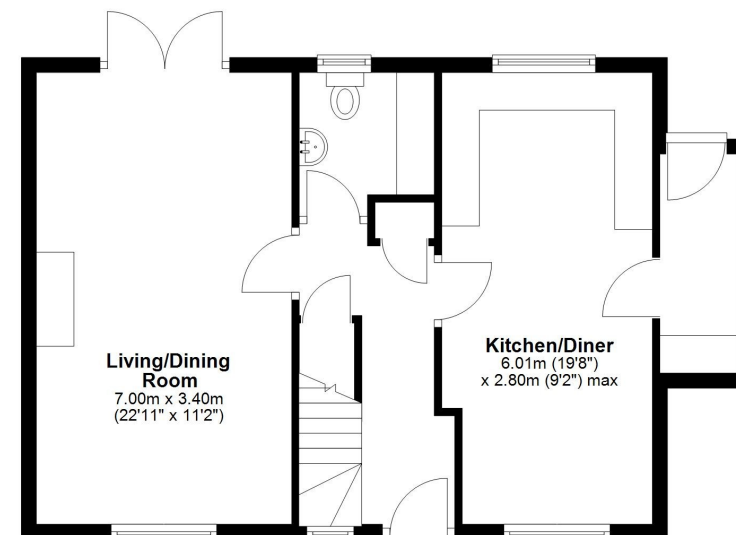
Well situated in a quiet village setting midway between Ellesmere and Shrewsbury. This detached property has recently been significantly upgraded throughout to a very high standard, whilst also benefiting from an extensive gated driveway, detached garage and an attractively landscaped private garden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

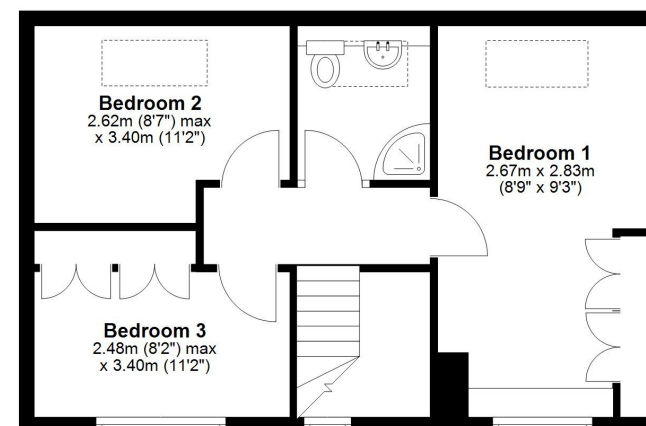
### Ground Floor

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)







## 2 The Briars, Cockshutt, Shrewsbury, SY12 0LL

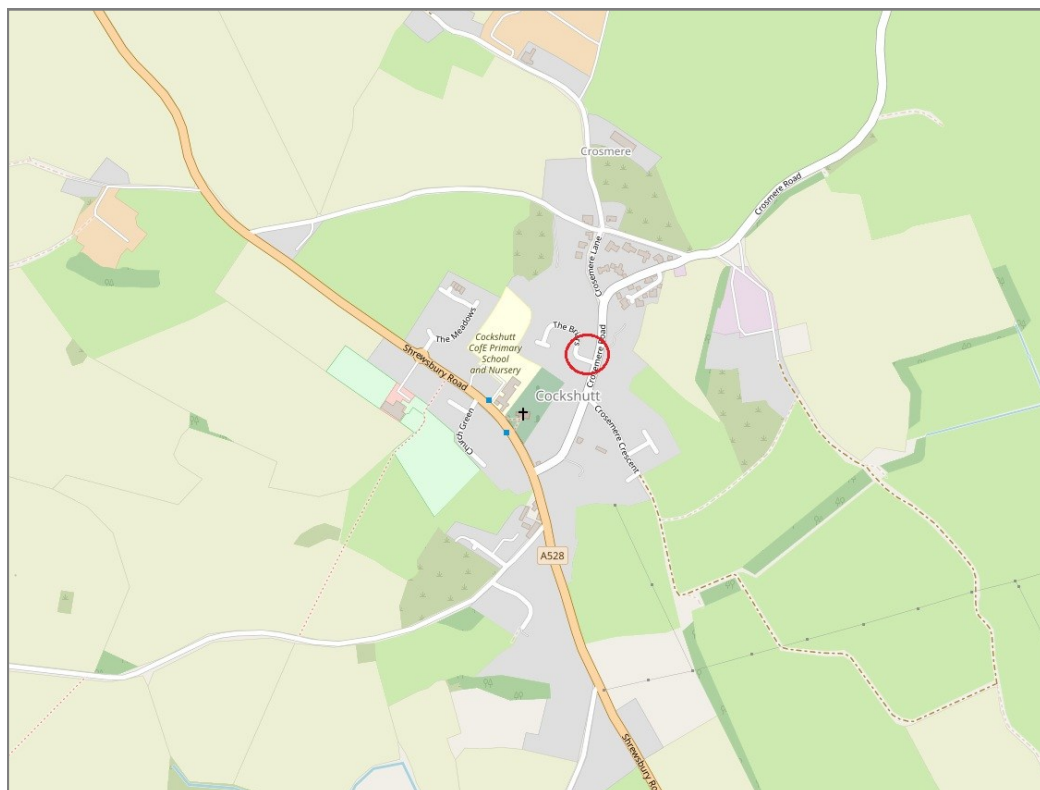
£315,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>TBC</b>
Services	<b>Mains water, electricity and drainage are connected. Oil heating.</b>

 **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.

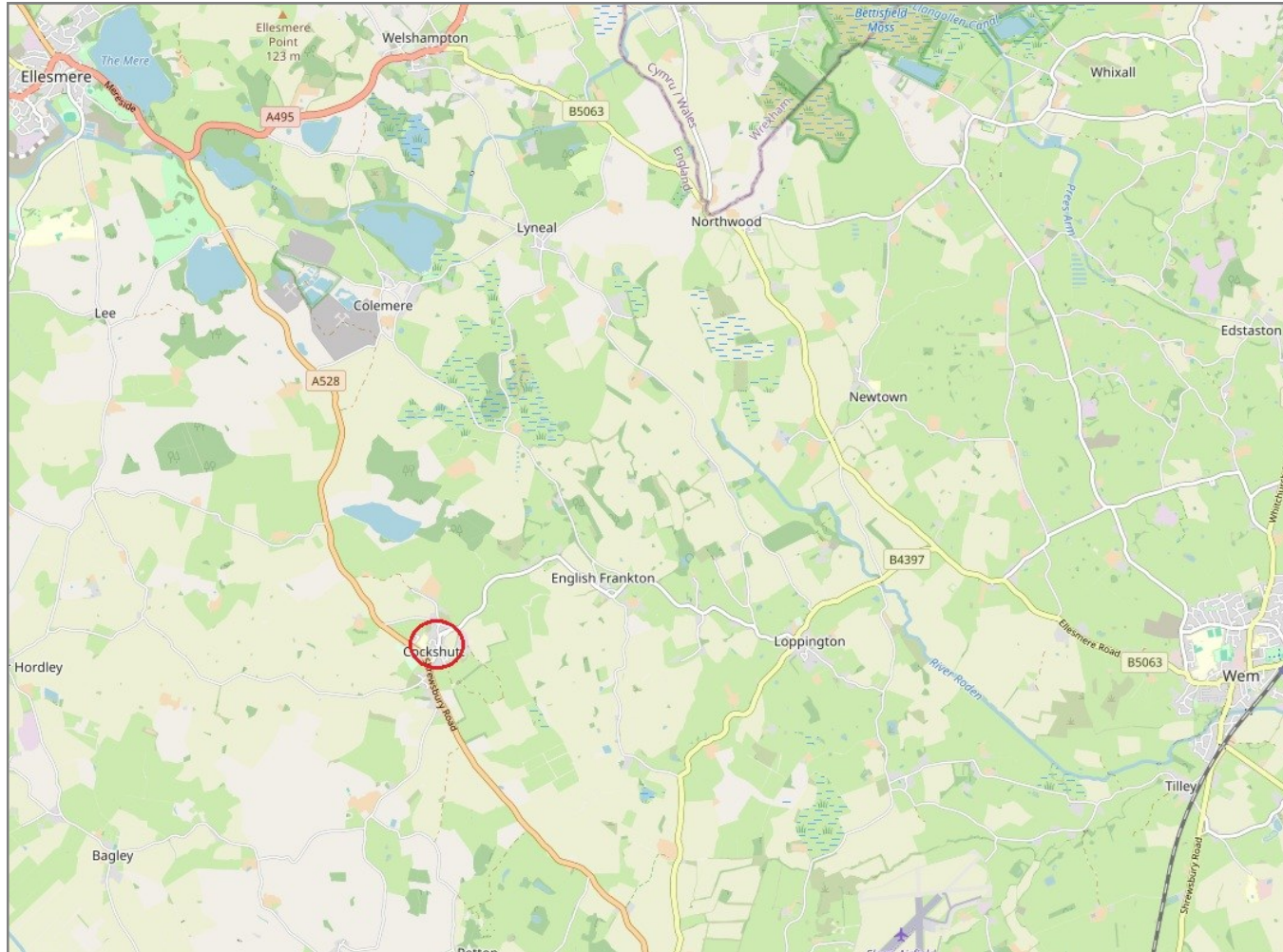
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 2 The Briars, Cockshutt, Shrewsbury, SY12 0LL

Coopergreenpooks.co.uk

£315,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.