



SAMUEL WOOD

5 The Briars, Cockshutt, Ellesmere, Shropshire, SY12 0LL

Offers In The Region Of £230,000



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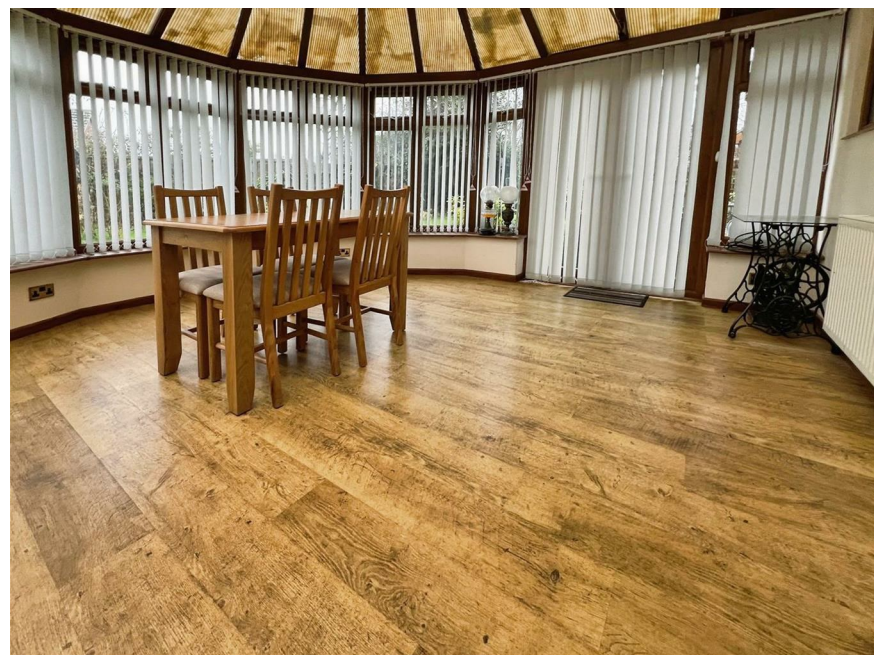


- Popular Village Of Cockshutt
- Three Bedroom Semi-Detached Home
- Shaker Style Fitted Kitchen
- Reception Hall With Office Area
- Enclosed Mature Rear Garden
- Small Established Residential Development
- Living Room and Conservatory
- Ground Floor Shower Room
- Driveway and Garage
- EPC Rating D

Located on an established residential development, this three bedroom semi-detached home enjoys a pleasant position within the popular village of Cockshutt. The village has amenities including a public house, church and primary school, while benefiting from convenient access to surrounding areas. Cockshutt is situated approximately five miles from the picturesque Lakeland market town of Ellesmere, which provides a wider range of amenities and recreational facilities, including primary and secondary schools and the well-regarded Ellesmere College. The historic county town of Shrewsbury is approximately a 20-minute drive, accessed via the A528, with onward connections to the A5 and M54 providing links to larger towns and cities beyond. An ideal opportunity for village living with excellent connectivity. This property is being sold with NO UPWARD CHAIN.

The accommodation briefly comprises, on the ground floor, a reception hall with a useful understairs office area, ideal for home working or study. The living room features an ornate fireplace mantel and hearth (currently without a fire) and provides access through to the conservatory, offering an attractive additional reception space overlooking the garden. The kitchen is of good size and fitted with an extensive range of Shaker-style cabinets, incorporating a built-in oven and hob, with provision for further appliances. A smartly appointed ground floor shower room completes the accommodation at this level, accessed from the reception hall.

To the first floor are three well-proportioned bedrooms, served by a family bathroom. Externally, the property is approached initially via a shared driveway, leading to a private driveway with access to the house and garage. The front garden is laid to lawn with established shrubs, while gated side access leads to a mature, enclosed rear garden with patio area, fencing and a side door to the garage.







Directions

What3Words: [///bring.dialects.bounding](https://www.what3words.com/bring.dialects.bounding)

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 18 Mbps & Superfast 80 Mbps.
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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