



Foley Cottage, 21 Shrewsbury Road, Cockshutt, Ellesmere,
SY12 0JE

Shrewsbury & Country House Sales



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£257,500

Freehold

- A spacious, well presented, semi-detached house
- Living room, kitchen/dining room, utility, cloakroom
- Ground floor bathroom
- Three bedrooms
- Well stocked private gardens
- Driveway providing parking
- Detached garage/workshop providing ideal storage area
- Eight solar panels totalling 4kW and providing hot water
- Pleasant village location



A well presented three bedroom semi-detached family home located in the sought after village of Cockshutt. The accommodation briefly comprises; entrance hall, cloakroom, living room, kitchen/dining room, utility area, ground floor bathroom. Three bedrooms to the first floor. Well stocked garden. Garage/workshop and driveway providing 3 parking spaces. A solid fuel 'Rayburn' in the kitchen provides central heating and hot water. There are 8 solar panels fitted to the workshop roof - totalling 4kW and also providing the hot water. Fibre broadband is also available.

Outside; The property is approached through timber wicket gate onto a gravel pathway with gravel areas to the front incorporating a rose garden area, raised vegetable beds and a variety of established shrubs and plants. Covered log store area with timber gate allows access into the enclosed rear garden which is laid to lawn with arbour seat and wide selection of shrub beds and borders and mature trees. Feature pond. Covered pergola providing ideal seating/entertainment space. Timber store shed. There is vehicular access to the rear leading to driveway providing parking.

Cockshutt is a popular North Shropshire village set within attractive open countryside, approximately 11 miles north of Shrewsbury and close to Ellesmere. The village enjoys a peaceful rural setting with a strong community atmosphere, while remaining well placed for access to main road networks and surrounding market towns.



ENTRANCE HALL
6'2" x 6'7"

LIVING ROOM
12'4" x 13'1"
Nordpeis' wood burning stove

KITCHEN / DINING ROOM
11'5" x 13'1"
Range of matching wall and base units with integrated dishwasher
Belling Range with 5 ring induction hob with double electric oven and extractor hood over. 'Rayburn' set in a tiled inglenook
Opening to:

UTILITY AREA
Door to garden

BATHROOM
10'2" x 8'5"
Panelled bath, shower cubicle, Wash hand basin

CLOAKROOM
5'7" x 3'5"
Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1
11'8" x 9'7"
Built in store cupboard.

BEDROOM 2
9'2" x 13'1"

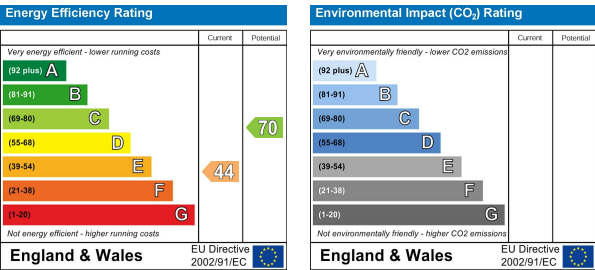
BEDROOM 3
13'4" x 7'8"

WORKSHOP / BRICK OUTBUILDING
16'1" x 11'7"
This useful outbuilding has recently been re-roofed and re-pointed with reinforced double doors as well as a uPVC window and door. Power and lighting.



HOW TO GET THERE

When approaching from Shrewsbury take the A528 Ellesmere Road. On reaching Harmer Hill, bear left by the Bridgewater Arms, continuing on the A528 towards Ellesmere. Follow this road through Burlton and on reaching Cockshutt, the property will be found on the right hand side in the centre of the village.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Some images may have been enhanced. This property may be subject to additional management service charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

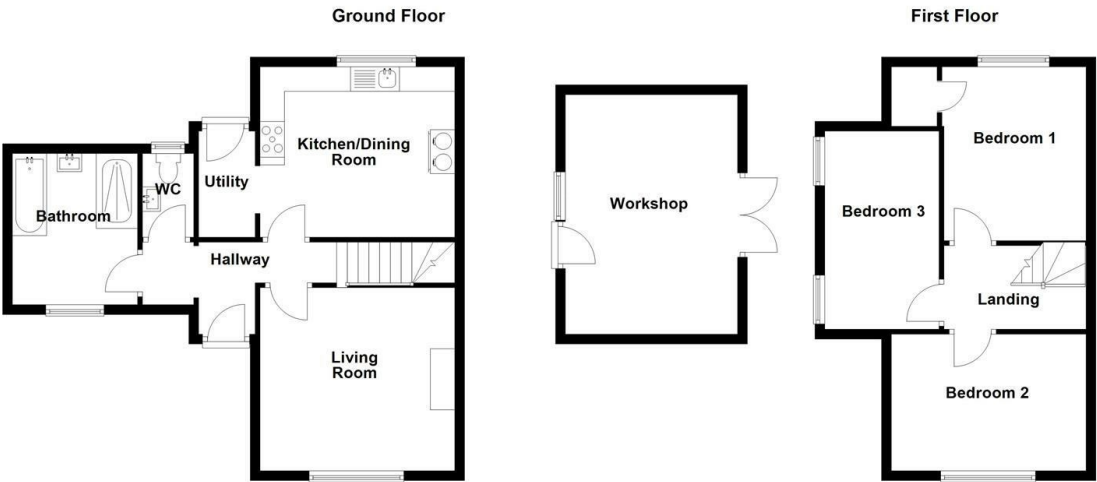
SERVICES

We understand that mains water, electricity and drainage are connected to the property. Heating is via a Rayburn Cooking Range and log burner.

Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall Abbey Foregate Shrewsbury SY1 6ND



Total area: approx. 1137.6 sq. feet

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