



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

Shrewsbury & Country House Sales



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

£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.



