



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £329,995**

Viewing: strictly by appointment through the agent

Located on a small modern development, occupying a lovely position with an open rural aspect to the front. This is a beautifully presented, spacious and appealing four double bedroom detached property, which will be of interest to a number of buyers. Cockshutt is a popular North Shropshire village having a primary school with nursery, church and public house. The medieval town centre of Shrewsbury is readily accessible as is the local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

#### Accommodation

Storm porch, reception hallway, bay fronted lounge, spacious open plan family kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, modern family bathroom, two driveways (one tarmacadam, one brick paved), garage, attractive rear enclosed gardens, upvc double glazing, LPG gas fired central heating, pleasing rural aspect to front. Viewing is recommended.

Storm porch with composite double glazed entrance door gives access to:

#### Reception hallway

Having ceramic tiled floor, two radiators, under-stairs storage cupboard.

Door from reception hallway gives access to:

#### Bay fronted lounge

17'0 max into bay x 11'9

Having walk-in upvc double glazed bay window with pleasing rural aspect to front, two radiators, two further upvc double glazed windows to side.

Double doors from lounge and door from reception hallway gives access to:

#### Modern open plan family kitchen/diner

21'5 x 9'11

And comprises: a range of modern eye level and base units with cupboards and drawers, integrated fridge freezer, dishwasher, double oven with four ring electric hob and cooker canopy over, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit, two radiators, ceramic tiled floor, upvc double glazed French doors giving access to rear gardens, upvc double glazed window to rear.

Door from family kitchen/diner gives access to:

#### Utility room

8'1 x 5'2

Having base unit, eye level store cupboard, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, space for washing machine, wall mounted LPG gas fired central heating boiler, ceramic tiled floor, radiator, wall mounted extractor fan, upvc double glazed door giving access to rear gardens.

Door from utility room gives access to:

#### Cloakroom

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, radiator, upvc double glazed window to side, wall mounted extractor fan, ceramic tiled floor.

From reception hallway stairs rise to:

#### First floor landing

Having radiator.

Doors then give access to Four bedrooms and family bathroom.

#### Bedroom one

13'8 x 11'8

Having upvc double glazed window with pleasing rural aspect, radiator.

Door to:

#### En-suite shower room

Having tiled shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, upvc double glazed window to front, recessed spotlights to ceiling, extractor fan, tiled floor, heated chrome style towel rail.

#### Bedroom two

12'2 x 8'6

Having upvc double glazed window with pleasing rural aspect, radiator, over-stairs storage cupboard, loft access.

#### Bedroom three

11'9 x 8'9

Having upvc double glazed window to rear, radiator.

#### Bedroom four

11'0 max 8'7 max

Having upvc double glazed window to rear, radiator

#### Family bathroom

Having a modern three piece suite comprising: panelled bath with drench shower over, glazed shower screen to side, pedestal wash hand bason with mixer tap over, low flush WC, heated chrome style towel rail, tiled floor, part tiled to walls, upvc double glazed window to rear, extractor fan to ceiling.

#### Outside

To the front of the property there is tarmacadam and brick paved driveway providing ample off street parking with centralised paved pathway giving access to front door, outside lighting point. From the tarmacadam driveway access is then given to:

#### Garage

Having up and over door.

#### Rear gardens

To the rear of the property there is an attractive garden having paved sun terrace, lawned garden, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing and mature conifers.

#### Directions

On entering Cockshutt (from Myddle) continue past the Woodcock Inn public house, local church and school until reaching a mini roundabout and at this roundabout turn right on the Meadows. Follow this road right the way round bearing left twice and the property will be found on the left hand-side.

#### Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND D

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

