



8 Crosemere Crescent, Cockshutt, Near Shrewsbury,
Shropshire, SY12 0JW

www.hbshrop.co.uk



Offers In The Region Of £210,000

Viewing: strictly by appointment
through the agent



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.
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Located within this pleasing village location and occupying a particularly secluded position within a pleasant cul-de-sac Holland Broadbridge are pleased to offer for sale this spacious, improved and well proportioned two bedroom semi detached house. The property boasts a ground floor cloakroom, generous sized lounge/diner, re-fitted kitchen, two double bedrooms, generous driveway and a substantial garage along with good sized rear enclosed gardens. Cockshutt is approximately 5 miles south of the popular North Shropshire lakeside town of Ellesmere and well placed for access to the medieval town centre of Shrewsbury. The village itself has local facilities which included; parish church, primary school, public house and village hall. The property will appeal to many purchasers and early viewing is recommended by the selling agent.

Accommodation

Entrance porch, hallway, under-stairs cloakroom, spacious lounge/diner, re-fitted kitchen, first floor landing, two double bedrooms, re-fitted bathroom, generous driveway, substantial garage, front and good sized rear enclosed gardens, double glazing, LPG gas central heating, pleasing cul-de-sac position. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Porch

Having tiled floor, upvc double glazed windows, composite double glazed door gives access to:

Hallway

Having quarry tiled floor, radiator.

Door to:

Under-stairs cloakroom

Having low flush WC.

Door from hallway gives access to:

Lounge/diner

19'5 x 11'4

Having double glazed window to front, double glazed walk-in bay window to rear, radiator, quarry tiled floor, attractive fireplace.

Door from lounge/diner gives access to:

Re-fitted kitchen

10'1 x 9'2

Having an attractive range of eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset 1 1/2 Granite style sink drainer unit with antique style mixer tap over, glass display cabinet, tiled floor, part tiled to walls, radiator, double glazed window to rear, service door to garage.

From hallway stairs rise to:

First floor landing

Having double glazed window to side, loft access, open fronted linen store cupboard housing LPG gas fired central heating boiler.

Doors from first floor landing then give access to: Two double bedrooms and re-fitted bathroom

Bedroom one

16'5 x 9'0

Having two double glazed windows to front, large over-stairs wardrobe/ store cupboard, radiator.

Bedroom

11'4 x 10'0

Having double glazed window with pleasing aspect to rear, radiator.

Re-fitted bathroom

Having a three piece suite comprising: Large panelled bath with mixer shower over, contemporary glazed shower screen to side, wall hung wash hand basin, low flush WC, wood effect flooring, double glazed window to rear, part tiled to walls, antique style radiator with heated chrome style towel rail.

Outside

To the front of the property there is a generous driveway with further stoned hard standing to side, a variety of mature shrubs and bushes. From the driveway access is given to:

Substantial garage

20'4 x 13'7

Having garage door to front, double glazed window to rear with double glazed pedestrian door giving access to rear gardens.

To the side of the property gated access then leads to the property's:

Good sized rear gardens

Having generous paved patio areas, lawned gardens sections, variety of mature shrubs and bushes, low maintenance stoned

sections, two timber garden sheds. The rear gardens are enclosed by hedging and fencing.

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 B

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).

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 | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | 68 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

FLOORPLANS

