

**“Hedgerows”, Church
Green, Cockshutt,
Shropshire SY12 0LH**

An attractive, well presented 3 bedroom detached house in a private position in the sought after village of Cockshutt with a pleasant outlook over fields to the front



- 3 double bedrooms – 1 ensuite
- Living room
- Separate dining room and study
- Downstairs WC
- Family bathroom
- Pretty rear garden
- Off road parking for several vehicles
- Outlook over fields to the front
- Desirable location

**Offers around
£389,000**

The Property

"Hedgerows" is a very attractive and well presented 3 double bedroom detached property in the desirable North Shropshire village of Cockshutt having an open outlook over fields to the front. All the accommodation is of good proportions with lots of natural light.

The property is entered through a partially glazed entrance door with attractive covered storm porch to the front of the property and side glazed panel which leads into a hallway with downstairs WC and stairs leading to the first floor.

Living Room – 4.76m (15'7") x 5.27m (17'3")

The living room sits at the rear of the property with lovely views across the garden to the rear and side being accessed via uPvc double glazed French doors. Within the central chimney breast is a multi fuel burner inset within a stylish brick surround, oak mantle and slate hearth.



Dining Room – 3.38m (11' 1") x 3.53m (11'7")

Of good size with windows to the front and side of the property. Ceramic tiled floor having underfloor heating

Study – 2.06m (6'9") x 1.88m (6'2")

An ideal space for those working from home or a quiet space for reading. Window to the side, tiled floor again with underfloor heating.

Kitchen – 2.85m (9'4") x 2.67m (8'9")

The contemporary, stylish kitchen leads from the rear of the hallway comprising modern gloss finish, handleless wall and base units with complementing work surface over, single drainer sink with mixer tap, integrated eye level one and half ovens, integrated gas hob opposite with extractor hood over, integrated dishwasher. Double doors open onto the external patio area – a perfect spot for an early morning coffee. Picture window overlooking the rear garden.



A very useful utility runs alongside the kitchen having coordinating units and worktop over along with single drainer sink and space for washing machine and tumble drier.

Stairs lead from the entrance hallway to the first floor land with access to the loft space.

Bedroom 1 – 5.33m (17'6") x 4.70m (15'5")

Bedroom 1 situated over the living room with window to the fore and roof light to the rear. Built in white wardrobes to each side with matching bedside tables. Access to the loft space.



En Suite

With modern suite comprising shower with fully glazed screen, white corner low level WC and sink with cupboard storage below. Fully tiled walls.



Bedroom 2 – 5.38m (17'8") x 3.3m (10'10")
 Bedroom 2 again a lovely sized double room with ample fitted wardrobe space and windows to either side.



Outside
 "Hedgerows" is found at the very end of Church Green, Cockshutt.



Bedroom 3 – 2.92m (9'7") x 2.95m (9'7")
 Bedroom 3 is a comfortable single to the front of Hedgerows with fitted wardrobes



Front
 To the front Hedgerows is a large gravelled parking area with hedging on two sides which is accessed via double timber gates. A paved pathway with riven pavers surrounds the property providing access to all sides. Open views across fields to the front give the property a real rural feel.



Family Bathroom
 The family bathroom with four piece white suite consisting of corner bath and hand held shower, low level WC, sink and bidet. Fully tiled walls and Velux skylight.



Rear Garden

The pretty rear garden has a smart paved patio area which can be accessed through the French doors from the lounge and kitchen breakfast room providing a great spot for outdoor entertaining. Steps lead from the patio area onto a lawned section edged with a mixture of larchlap fencing and hedging and a variety of shrubs and conifers. To one corner is a useful timber shed and oil tank.



The Local Area

This beautiful property is located in the popular semi rural village of Cockshutt on Church Green turning left in the village off the A528 between Shrewsbury and Ellesmere.

Cockshutt itself has a parish church, village hall, primary school and convenience store. The larger towns of Ellesmere, Oswestry and Shrewsbury are within easy reach with rail links from Shrewsbury to Manchester

Council Tax Band

D

Local Authority

Shropshire Council

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains water, drainage and electricity. Heating via oil fired central heating

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Freehold and benefits from a new building warranty, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

SURVEYS

Please ask us for details of local surveyors

Floorplan



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Agent's Notes

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