



SAMUEL WOOD

2 Cobham Villas, Longden, Shrewsbury, Shropshire, SY5 8EP

Asking Price £240,000



2 Cobham Villas

Longden, Shrewsbury, Shropshire, SY5 8EP



- Three Bedroom Character Property
- Landscaped Gardens
- Driveway & Garage
- Conservatory
- Gas Central Heating (Partial)
- Three Generously Sized Bedrooms
- Stunning Rural Views Surround
- Sought After Rural Location
- Spacious Reception Rooms
- EPC Rating D

NO UPWARD CHAIN Samuel Wood is delighted to offer for sale this three bedroom property near the popular village of Annscroft/Longden west Shropshire. An exciting opportunity in need of internal modernisation the property boasts a spacious well designed layout complemented by sizeable well kept gardens, driveway and garage. Stunning rural views surround, close to practical road links and village amenities. Viewing is highly recommended by the selling agent.

2 Cobham Villas in Longden, Shropshire, is a three-bedroom semi-detached property offering a range of features ideal for family living. The ground floor boasts a welcoming porch leading into a generous entrance hall. The living room provides a comfortable space for relaxation, while the adjacent dining room is perfect for family meals and entertaining guests. A large kitchen offers ample space for culinary activities while the conservatory adds a bright and airy space overlooking the garden. Additional conveniences on this level include a WC and a storage cupboard housing the boiler.

Upstairs, the property features three well-proportioned bedrooms, each offering ample space for furnishings and personalisation. A family bathroom serves the bedrooms, providing essential facilities for the household. While the interior is functional, it is in need of modernisation, presenting an excellent opportunity for new owners to update and tailor the space to their preferences and needs.

Externally, 2 Cobham Villas benefits from a driveway and garage, ensuring ample parking and storage solutions. The property is complemented by well-maintained gardens at both the front and rear, offering outdoor spaces for recreation and relaxation. Both gardens to the front and rear provide stunning rural views, enhancing the property's appeal for those seeking a tranquil countryside setting. Notably, the property is offered with no upward chain, facilitating a smoother purchasing process for prospective buyers.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 6Mbps & Superfast 80Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

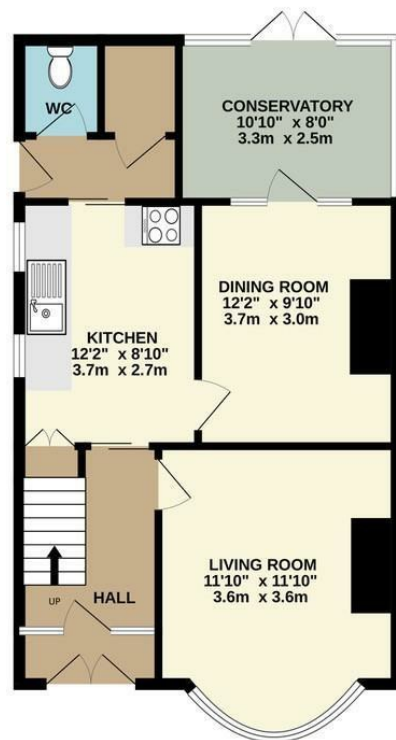
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



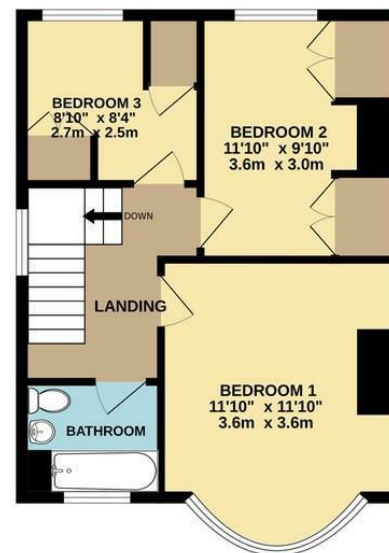


Floor Plans

GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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