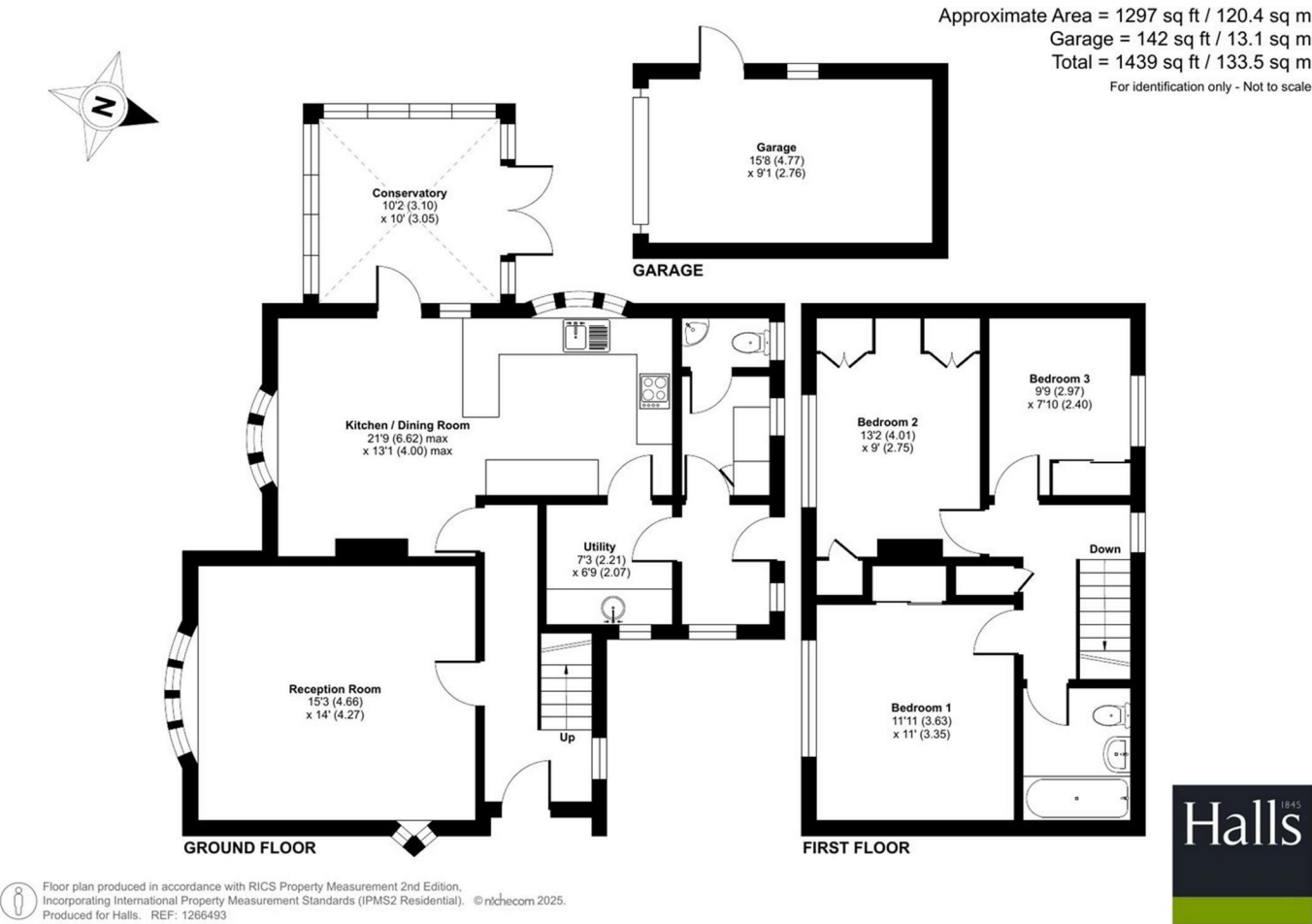


FOR SALE

Woodfield Cottage, Longswood, Telford, TF6 6HN



FOR SALE

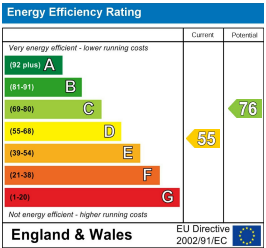
Offers in the region of £449,950

Woodfield Cottage, Longswood, Telford, TF6 6HN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Woodfield Cottage is an attractive 3 bedroom property with a huge amount of scope for modernisation, set in a wonderful rural position with stunning views towards the Wrekin and great connection links to the midlands.




01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com




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MILEAGES: Telford 7.5 miles, Shrewsbury 13.9 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious accommodation
- Stunning rural location
- Private position
- Potential for updating
- Spectacular views
- Great connection links

DIRECTIONS
Proceed from Telford along the A442 in a Northerly direction, at the Trench Lock Interchange proceed straight over (continuing along the A442) to the Hadley Park roundabout. Take the 3rd exit straight over until reaching the Leegomery roundabout and take the 3rd exit straight over. Upon reaching the Shawbirch roundabout, take the 3rd exit right continuing along the A442. Just beyond the Ugly Ducking and Long Lane Café turn left onto a private road and after a short distance the property can be found on the right hand side.

What3words - ///vanished.splat.washroom

SITUATION
The property is situated off the A442 just beyond Long Lane Café and the Ugly Duckling public house near Crudgington, and is conveniently placed for connection onto the A442 leading to Telford with a wide range of departmental stores and leisure facilities, also with an excellent road network leading onto the M54, M6 and M1 respectively. Shrewsbury is located approximately 12 miles away offering a generous alternative to Telford with it's extensive shopping centre, restaurants, historic landmarks etc.

DESCRIPTION
This spacious detached family home offers a rare opportunity in the market to acquire a particularly versatile country property that is sat within generous gardens and has the most spectacular countryside view towards the Wrekin over adjacent farmland. Situated along a private road serving only a handful of properties, the property briefly comprises an entrance hall, guest cloakroom, large L shaped living/dining room, breakfast kitchen, utility room, 3 bedrooms, rear hallway, double garage.

ACCOMMODATION
ENTRANCE HALL
With wood effect floor. Staircase rising to the first floor.

LIVING ROOM
Wood effect floor, stone fireplace, front aspect with views of the Wrekin and farmland. Twin doors leading through to:-

DINING ROOM
With rear window aspect. Connecting door to:-

KITCHEN DINING ROOM
With tiled floor. Fitted work surfaces with tiled splash and built-in stainless-steel sink unit. A good selection of oak effect faced base and eye level units including cupboards and drawers. Hob with extractor hood. Built in double oven. Breakfast bar. Ample space for dining table. Triple window aspect with stunning views over surrounding countryside and gardens. Doors leading to:-

UTILITY ROOM
With sink and space for a dishwasher, washing and tumble dryer.

CONSERVATORY
Tiled floor, French doors to garden and stunning far reaching views.

REAR HALL
With part glazed rear entrance door leading to rear gardens.

CLAOKS/WC
With tiled floor. Wash hand basin. WC.

FIRST FLOOR LANDING
With deep airing cupboard.

BEDROOM ONE
With built in double wardrobe. Stunning views of the Wrekin and local countryside.

BEDROOM TWO
With built in double wardrobe. Fantastic views.

BEDROOM THREE
With built in wardrobe and views of the rear garden.

BATHROOM
Panelled bath with shower over. Pedestal wash hand basin. Close coupled WC. Tiled walls.

OUTSIDE
There are generous gardens wrapping around the property, enclosed by mature hedging. A driveway provides parking for several vehicles and access to the detached double garage. Whilst requiring updating throughout, the property enjoys an enviable generous plot allowing the owner space to extend subject to appropriate planning consent.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and gas are understood to be connected. None of these services have been tested. Drainage is to a septic tank which is in fully working order.

COUNCIL TAX
The property is in Council Tax band 'E' on the Telford and Wrekin Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.