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ESTABLISHED 1806

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3 Longswood Cottages Longswood, Telford, TF6 6HW

£250,000

3 1 2 E

The cottage is entered via a storm porch leading into an entrance hallway. The kitchen features a Belfast sink and a pantry providing additional storage. The bathroom includes tiled flooring and partially tiled walls, with an electric shower over a panelled bath.
The lounge benefits from a brick-built fireplace with a log burner and French doors opening into the garden room. A further hallway accessed from the front door leads to a snug or second reception room. On the first floor, there are three bedrooms, all enjoying countryside views.
Externally, the property sits within a large garden accessed via double wooden gates, offering parking for several vehicles and including two sheds. Surrounded by open countryside, the cottage enjoys a peaceful rural setting.

Wellington Town is approximately 4 miles distant, which comprises shops, supermarket, traditional market and access to junction 7 of the M54 which leads to Telford Centre and the wider West Midlands Conurbation in the east; Shrewsbury is also accessed off junction 7 towards the west.

STORM PORCH
3'3" x 4'5" (1.01 x 1.35)

ENTRANCE HALLWAY
6'10" x 3'2" (2.09 x 0.99)
A UPVC glazed door leads through to the entrance hallway.

KITCHEN
12'6" x 6'9" (3.83 x 2.07)
A range of cream base and wall units with wood-effect worktops and tiled splashbacks above, complemented by a Belfast sink with mixer tap. Double-aspect windows overlook the rear garden, and there are recessed spaces for a fridge freezer and washing machine.



BATHROOM
6'10" x 5'11" (2.10 x 1.81)
A panelled bath with a Sector Vista electric shower overhead, along with a pedestal wash basin and low-level WC. The room also benefits from an extractor fan.



LOUNGE
7'9" x 5'2" (2.37 x 1.58)
A brick built fire place with an inset log burner with French doors to garden room.



GARDEN ROOM
7'9" x 5'2" (2.37 x 1.58)
Offers views across the surrounding countryside.



HALLWAY
5'8" x 3'11" (1.73 x 1.20)
Leads to the front door.

SNUG/ RECEPTION ROOM TWO
8'10" x 10'0" (2.70 x 3.05)
With an open fireplace and overlooks the front garden.



FIRST FLOOR
Stairs to first floor.

BEDROOM ONE
10'0" x 8'9" (3.06 x 2.69)
A double bedroom enjoying views over the surrounding countryside.



BEDROOM TWO
10'2" x 10'1" x 8'11" (3.11 x 3.08 x 2.72)
With countryside views to the front of property.



BEDROOM THREE
12'8" x 8'10" max (3.88 x 2.71 max)
Also benefiting from views over the surrounding countryside.



GARDEN
A substantial rear garden and surrounding outdoor space, mainly laid to lawn with established shrub borders and fenced boundaries. A fenced patio area, along with two garden sheds and external power points. . The property is surrounded by open countryside.



AGENTS' NOTES:

EPC RATING: E a copy is available upon request.

SERVICES: We are advised that mains water, electricity and septic tank drainage are available. The property is heated by oil fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band B currently £1,670.13 for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 2mbps

Mobile Signal/Coverage Indoors: EE Limited, O2 Limited, Three Limited, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Driveway Parking

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street head towards The Square, continue to Lower Bar, continue onto Chetwynd End, slight left onto Chetwynd Road. At the roundabout take the first exit onto Edgmond Road B5062. At Crudgington Roundabout, take the 1st exit onto Queensway/A442, after 1.2 miles take a right turn, the Cottage is further down the lane on the right hand side.

GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.

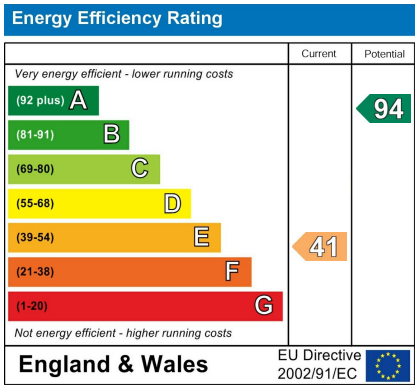
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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 as to their operability or efficiency can be given.
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