



# 1 Villa Cottage

Preston on Severn, Shrewsbury



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Preston on Severn, Uffington,  
Shrewsbury, SY4 4TF

**A beautifully presented 3-bedroom semi-detached estate cottage in a highly desirable rural yet accessible location.**

- A beautifully presented semi-detached estate cottage
- 3 bedrooms and family bathroom
- Kitchen, utility, sitting room and dining room
- Private garden and patio
- Off road parking on private drive
- Highly desirable rural, yet accessible, location
- Pets considered (additional rent required)

**Approximate distance (miles)**

**Shrewsbury 6m | Telford 13m | Bridgnorth 19m**

**Whitchurch 20m | Wolverhampton 30m**

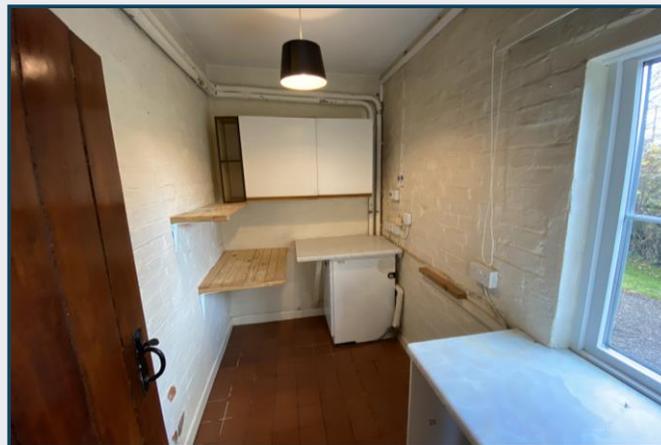
**Chester 42m | Birmingham 45m**

## Location

1 Villa Cottage is located in the hamlet of Preston on Severn and forms part of the Longner Estate, a privately owned country estate, just south-east of Shrewsbury. Immediately to the east of the estate is Haughmond Hill and to the south-east, the adjoining Attingham Park Estate. Preston on Severn is a small rural hamlet that consists of several other attractive rural dwellings.

## Description

The property is a 3-bedroom semi-detached cottage, full of quaint charm and character. From the front door entrance into a porch canopy, leads into the sitting room



with a feature open fire and window overlooking the front gardens. Through to the dining room also having an open fire and storage to the side of the chimney breast. Between the two rooms is a storage cupboard under the stairs. The kitchen is accessed off the dining room and has space for a cooker with extractor hood above, lower and wall mounted units and sink within the worktop and window overlooking the rear garden. A rear entrance door leads off the kitchen. A useful utility room and storage area with shelving is to the rear of the kitchen and has power and plumbing for a washing machine.

From the sitting room, stairs lead to the first-floor level where there are three good sized double bedrooms and a family bathroom with a bath and an electric shower over.

### Externally

The property enjoys its own private gardens and front gravelled drive with gate entrance. Mature gardens to both front and rear with trees and hedging for privacy.

### Room measurements in meters

Kitchen - 2.34 x 2.44

Pantry - 2.44 x 1.57

Dining room - 3.23 x 3.07

Sitting room- 3.97 x 3.82

Bedroom 1- 3.07 x 3.11

Bedroom 2- 3.79 x 3.02

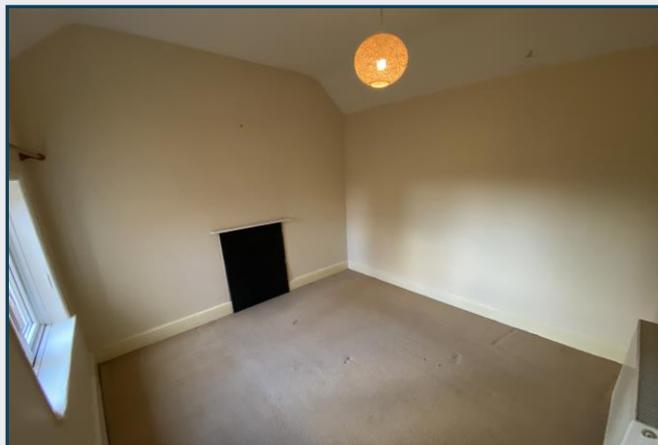
Bedroom 3- 3.79 x 3.02

Bathroom- 2.37 x 2.46

### Services

Mains water and electricity.

Oil fired central heating and hot water.



## Local Authority

Shropshire Council - Tax Band B

## Directions

From Shrewsbury, take the second exit from the Emstrey roundabout towards Atcham. Continue for 2.5 miles, after crossing the Atcham Bridge, turn left immediately onto Watling Street (B4380) (Opposite The Mytton & Mermaid Hotel), continue for 1.5 miles, and take the first left for Preston on Severn. After less than ½ a mile follow the road round to the right and the property will be found as the second property entrance on the right hand side.

## Terms and Conditions

Term - flexible and to be agreed between parties.

Rent £625.00 per calendar month to be paid monthly in advance. Additional rent may be charged for pets subject to negotiation.

A Security Deposit of £720.00 (or equal to 5 weeks rent) will be held by the Agent under the security provisions of the TDS.

A holding deposit equal to one week's rent (£144.00) will be requested to remove the property from the market

This holding deposit will act towards as the first month's rent on occupying the property.



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