



SAMUEL WOOD

7 Florence Way, Leintwardine, Craven Arms, SY7 0DF

Offers In The Region Of £285,000



# 7 Florence Way

Leintwardine, Craven Arms, SY7 0DF



- Fantastic opportunity to buy a nearly new home
- Close to very good amenities
- Large Kitchen Diner
- EPC band B
- Popular Location
- 3 Bedroom Detached home
- Parking for 3 vehicles
- Electric Car Charging Point

Samuel Wood are pleased to present in the charming village of Leintwardine, a delightful three-bedroom detached house presents a fantastic opportunity for those seeking a modern home in a vibrant community. Just a year old and therefore has the remaining NHBC guarantee, the property boasts a spacious living room at the rear, enhanced by French doors that open onto a thoughtfully designed garden, perfect for enjoying the outdoors.

The kitchen diner is generously sized, featuring additional cupboards and worktop space, ensuring ample storage for all your culinary needs. A convenient downstairs cloakroom and an understairs cupboard further enhance the practicality of this lovely home.

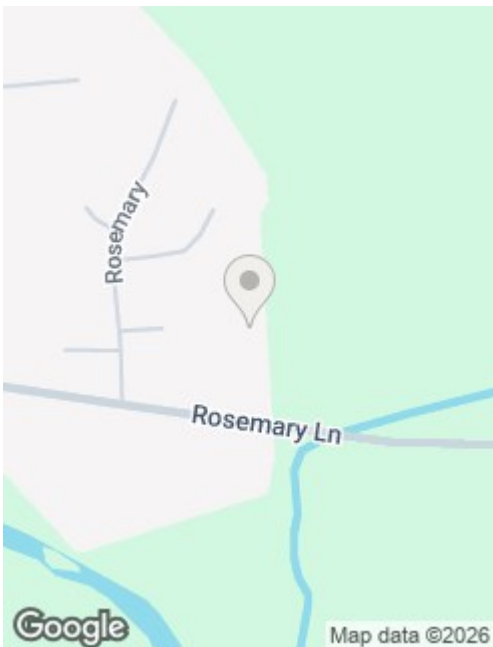
The first bedroom is a large, light-filled double room complete with an en suite shower, providing a private retreat. The second bedroom is also a spacious double, while the third bedroom, currently utilised as a walk-in wardrobe, offers versatility and could easily accommodate a single bed or serve as a home office.

On the landing, you will find 2 airing cupboards one with efficient water tank, adding to the home's functionality. Outside, the garden is equipped with sheds for extra storage, and there is parking available for up to three cars.

Leintwardine is a highly sought-after village, offering a variety of amenities including delightful eateries, a well-stocked village shop at the local petrol station, a village hall, a church, a doctor's surgery, and a primary school. This property not only provides a comfortable living space but also places you in the heart of a welcoming community. Don't miss the chance to make this beautiful house your new home.







## Directions

From Craven Arms head towards Leintwardine. When in the village continue on the A4113 towards the bridge and turn left onto Rosemary Lane. Continue along Rosemary lane until you find the Fletcher Homes estate 'Florence Fields' on your left. The property is located on the left hand side in around 50 yards.

Services: We understand that the property has Air Source Heat Pump, mains electric Mains water, and mains drainage. Electric hook up point for car charging.

Broadband Speed: Basic 18Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold however this is a maintenance charge for the upkeep of the grounds, insurance, pump maintenance and the natural play area of £360 PA.

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

Council Tax Band: D

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

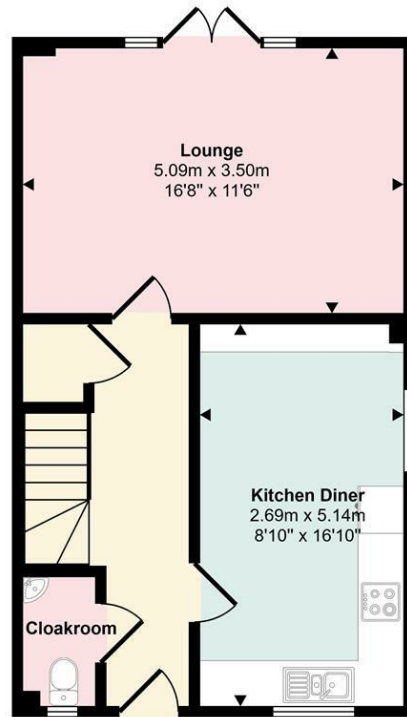
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

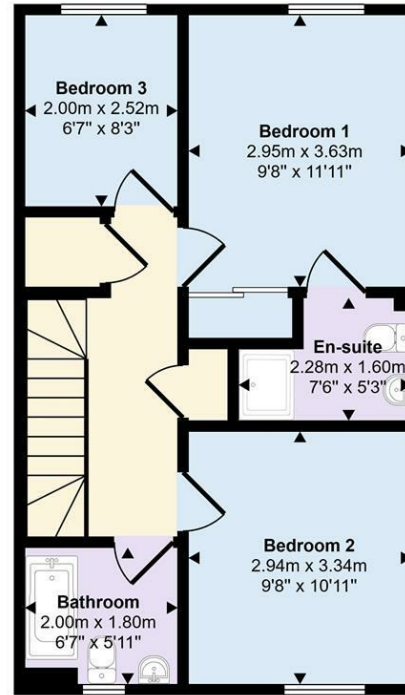




Approx Gross Internal Area  
90 sq m / 964 sq ft



**Ground Floor**  
Approx 45 sq m / 479 sq ft



**First Floor**  
Approx 45 sq m / 485 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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