



SAMUEL WOOD

19 Rosemary, Leintwardine, Craven Arms, Shropshire, SY7 0LR

Asking Price £200,000



This 2 bedroom end terraced house sits in this popular and exceptionally well serviced North Herefordshire village and has a delightful and enclosed rear garden and residents parking. Accommodation well presented, benefits from oil fired heating, woodburner and double glazing to include: Entrance Hall with walk-in store, Dual aspect Lounge/Dining Room, well fitted Kitchen, First Floor Landing with large walk-in store, 2 good sized Double Bedrooms, modern Shower Room with separate wc. Ideal First Time/Investment/Retirement Buy. EPC

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- 2 bedroom end terraced house
- Desirable and well serviced village
- Large and enclosed rear garden
- Oil fired heating, woodburner and Double Glazing
- Well presented interiors
- Viewing recommended

Leintwardine is a popular and thriving community village sitting just into North Herefordshire but close to the Shropshire / Herefordshire border. Facilities include a Garage with excellent shop, 2 Public Houses, Junior School, Butchers, Doctors Surgery, Church, Village Hall and an active local community. Historic Ludlow is easily accessible as are the market towns of Craven Arms, Knighton and Leominster respectively.

### Recessed Porch

Upper glazed door opening into

### Entrance Hallway

Having a door into a walk-in boiler room housing the oil-fired boiler, there is room for further appliance and shelving.

### Lounge / Dining Room

Has dual aspect with window to frontage and sliding doors out onto the pretty rear garden. There is a feature fireplace with surround and a woodburning stove fitted.

### Kitchen

Has door and window to rear garden, nicely fitted with a matching range of units with cream coloured fronts, heat resistant work surfaces and tiled splashbacks. The kitchen has planned space for an electric cooker with extractor positioned above, space and plumbing for washing machine and room for a fridge. Useful shelved pantry cupboard.

### First Floor Landing

Having access to roofspace and a walk-in linen cupboard with shelving.

### Bedroom 1

Having large window overlooking the pretty rear garden. Fitted wardrobe cupboard with hanging rail and shelf.

### Bedroom 2

Having window to frontage

### Shower Room

Having window to rear and a modern suite in white of wash hand basin with vanity cupboard, double width shower cubicle with shower fitted and tiled splashbacks. Door into airing cupboard housing the factory hot water cylinder and shelving.

### Separate Toilet

Having window to rear and a wc in white.

### Outside

The property has an open plan front garden with lawn and gravelled sections, flowering borders. Also at the frontage there is residents parking and pedestrian gate then leads into the rear garden, which is an important feature of this home as it is a good size. There is a useful bricked out building divided into 2 sections. At the rear of the house there is a paved seating area, low fence and archway with climbing roses then leads via a gravelled pathway with lawned gardens, well established flowering borders with shrubs and plants. This pathway then continues to the top of the garden where there is a flagstone seating area.

### Services

Mains Electricity, Mains Water and Mains Drainage, Oil Fired heating to radiators and woodburner in the Living Room. Windows are upvc double glazed. Broadband speeds Basic 20 Mbps, Superfast 80 Mbps, Ultrafast 900 Mbps, Flood Risk – No Risk.

### Directions

As you come into Leintwardine from the Ludlow direction, proceed through the village passed the Lion Inn on your right hand side, turn immediately left into Rosemary Lane. Follow this road passed the fire station and the turn for Rosemary will be seen on the left hand side, take this turn and follow the road where the property will be found on the left hand side as indicated by the agents For Sale sign.

### Local Authority

Herefordshire Council

Tax Band - B

### Tenure

The property is Freehold

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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**  
Floor area 37.2 m<sup>2</sup> (401 sq.ft.)



**First Floor**  
Floor area 38.9 m<sup>2</sup> (418 sq.ft.)

**TOTAL: 76.1 m<sup>2</sup> (819 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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