



SAMUEL WOOD

Westcott Tipton Lane, Leintwardine, Craven Arms, SY7 0LE

Offers In The Region Of £340,000



This 3 Bedroom semi detached house is located in the well serviced village of Leintwardine, the property benefits from LPG gas fired heating and has accommodation to include: Living Room, Kitchen Diner, Utility, WC, Conservatory, 3 Bedrooms, Bathroom and outside has the benefit of gardens front and rear along with driveway parking. EPC on order

- Semi Detached
- Popular Village Location
- 3 Bedrooms
- Front & Rear Gardens
- Garage & Driveway Parking
- Amenities Close By

Front door opens into

Living Room

Having feature fireplace with wood burner fitted, 2 wall mounted radiators, upvc double glazed window to frontage and doors opening into Conservatory.

Kitchen

Recently refitted by the current owners to have base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. Planned space for dishwasher, fridge freezer and cooker. There is a Dining Area with ample room for dining table and chairs, wall mounted radiator and upvc double glazed windows to front and rear elevation.

Utility Room

With planned space for washing machine, upvc double glazed window to side elevation.

WC

Suite in white of wc and wash hand basin, wall mounted radiator.

Bedroom 1

Having fitted wardrobe with hanging rail and shelving, wall mounted radiator and upvc double glazed window to frontage.

Bathroom

Having wc, pedestal wash hand basin and bath with shower fitted. Extensively tiled walls, heated towel radiator and upvc double glazed window to rear elevation.

Bedroom 2

Having fitted wardrobe with hanging rail and shelving, wall mounted radiator and upvc double glazed window to frontage.

Bedroom 3

Wall mounted radiator and upvc double glazed window to rear elevation.

Outside

The property is approached by a gravel driveway with parking for up to 4 vehicles. The front garden is laid to lawn with a Laurel hedge to frontage aiding privacy. Garage has an up and over door with light and power fitted and has been split in half to have an office/hobby space at the rear which is ideal for working from home. Gated side access then leads to the rear garden, there is an outside tap directly off the property and the rear garden has been gravelled for ease of maintenance with boundaries made up of high board fencing.

Agents Note

There is a right of access for a neighboring property over part of the driveway in order for them to access their garage.

Services

Mains electricity, mains water, mains drainage, Lpg gas fired heating, Broadband speeds Basic: 17 Mbps, Superfast: 62 Mbps, Ultrafast: 900 Mbps, Flood Risk: Very Low.

Directions

Local Authority

Shropshire Council

Council Tax Band – C

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 or visit our web site at www.samuelwood.co.uk

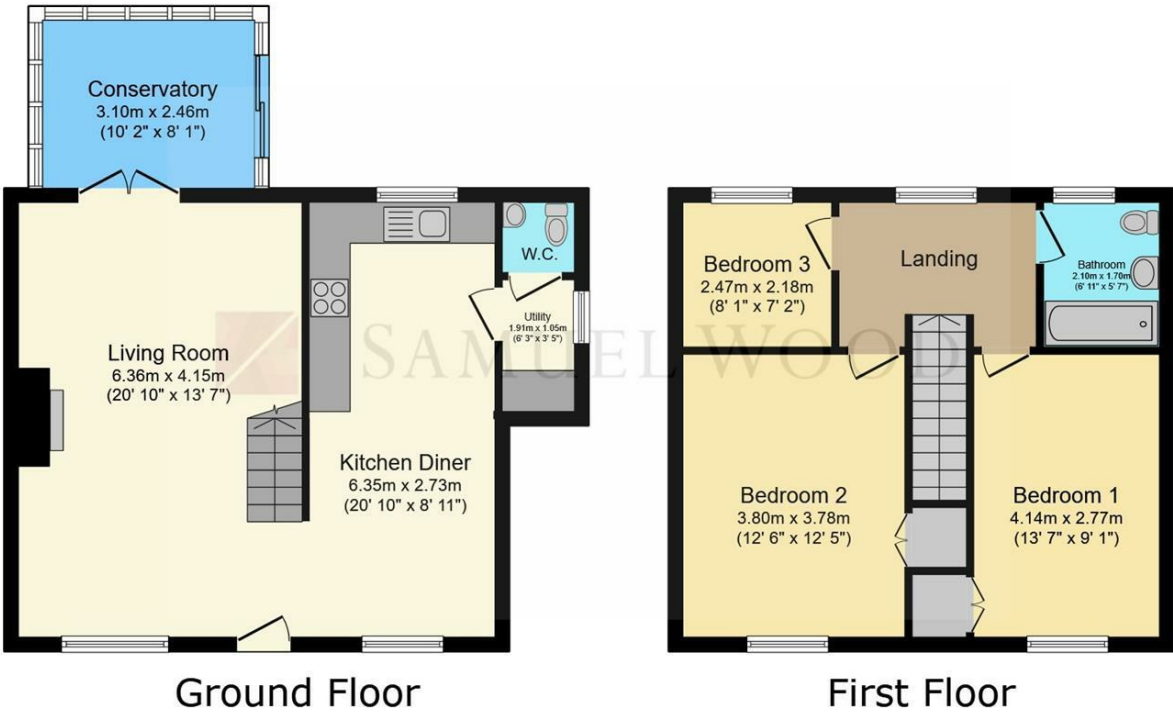
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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



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

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