



SAMUEL WOOD

26 The Criftins, Leintwardine, Craven Arms, Shropshire, SY7 0NN

Offers Based On £375,000



## 26 The Criftins

Leintwardine, Craven Arms, Shropshire, SY7 0NN



- 4 bedroom detached house
- Cul-de-sac location
- Excellent driveway parking
- Well presented interiors
- Popular and well serviced village
- Oil fired heating, UPVC double glazing
- Good sized and flat gardens to front and rear
- No, onward chain.

The spacious and well presented four bedroom detached house sits in a popular cul-de-sac in this desirable and exceptionally well serviced village. The property enjoys excellent driveway parking, good sized flat and level gardens to both front and rear. Accommodation benefiting from oil fired heating and UPVC double glazing is well presented throughout. No onward chain.



### Location

The property sits in a most attractive and well serviced North Herefordshire village with facilities to include garage with excellent shop, butchers, two public houses, doctor surgery, junior school, fire station, church and an active and vibrant community.

### Accommodation

The property is approached into an entrance porch with cloakroom, spacious hallway having under the stairs cupboard. Living room has window overlooking the frontage, whilst the dining room has double doors to rear garden.

Kitchen has recently been re-fitted with a modern range of matching units and the utility room units matches that of the Kitchen. Study/Bedroom 5 which is the former garage with window to frontage.

On the first floor, there is a good sized landing, 4 bedrooms of which three are doubles, large and modernised en-suite shower room and house bathroom.



## Outside

The property enjoys a corner plot on this popular cul-de-sac and has a sweeping tarmac driveway providing parking for three cars. There is a large front garden, lawn with shrubs, brick pathway leading to the front door. The rear garden is enclosed by mature hedging to both side and rear elevations and in the main laid to Lawn with two paved seating areas, a selection of shrubs and garden shed.

## Services

Mains electricity, water and drainage, oil fired heating to radiators and UPVC double glazing.

Broadband Speed: Basic 17Mbps, Ultrafast 900Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council

Council Tax Band: E

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 Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.





### Directions

As you come into Leintwardine village from the Ludlow direction, the turn to The Criftins is on the left-hand side. Follow this road ignoring the turn to the left and the property is right in the corner on the left left-hand side.



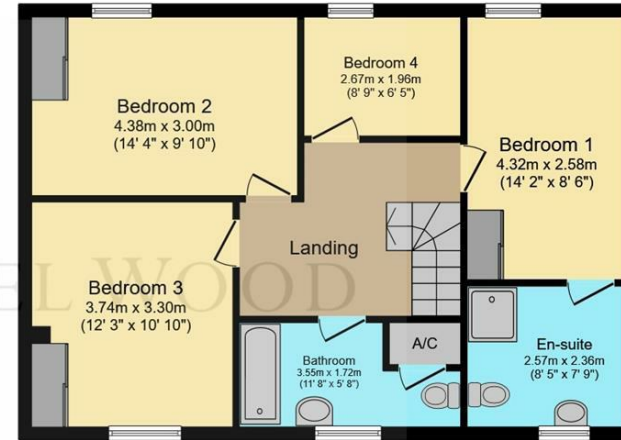




## Floor Plans



**Ground Floor**  
Floor area 72.5 sq.m. (780 sq.ft.)



**First Floor**  
Floor area 65.6 sq.m. (707 sq.ft.)

**Total floor area: 138.1 sq.m. (1,487 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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