



SAMUEL WOOD

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

£950 Per Month



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- Two bedrooms
- Spacious living room
- Driveway parking
- Air source heating
- Modern kitchen
- Enclosed rear garden
- Downstairs WC

MANAGED BY SAMUEL WOOD Modern two bedroom semi-detached house with driveway parking, enclosed rear garden, spacious living room and stylish fitted kitchen.

A well presented modern two bedroom semi-detached house enjoying driveway parking and an enclosed rear garden, situated on a popular residential development within easy reach of local amenities and transport links.

The accommodation briefly comprises an entrance hall with useful ground floor WC, modern fitted kitchen with a range of contemporary units, integrated oven and hob, and a spacious living room with French doors opening onto the rear garden, creating a bright and welcoming living space. To the first floor there are two generous double bedrooms, with the principal bedroom benefiting from fitted mirrored wardrobes, together with a modern family bathroom fitted with a white suite and shower over bath.

Externally, the property enjoys driveway parking to the front together with a neatly enclosed rear garden laid mainly to lawn with paved seating area. The garden provides an excellent low maintenance outdoor space ideal for relaxing and entertaining. There is also an EV charging point. Please note that the driveway directly in front of the property is currently unfinished. The developer intends to complete this once the wider development has been finalised, however no confirmed completion date is currently available.

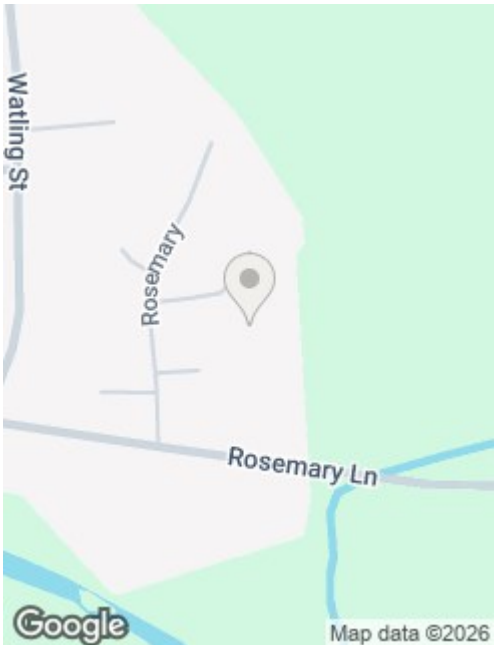
(PLEASE NOTE: the timber store visible in the pictures is not part of the let and will be removed)

(PLEASE NOTE: the area outlined in red on the attached plan forms part of the property and will be the tenant's responsibility, including the narrow strip of land directly in front of the property.)

The property is positioned within a modern development convenient for nearby amenities, schools and road links, whilst also offering access to surrounding countryside and neighbouring market towns.







Directions

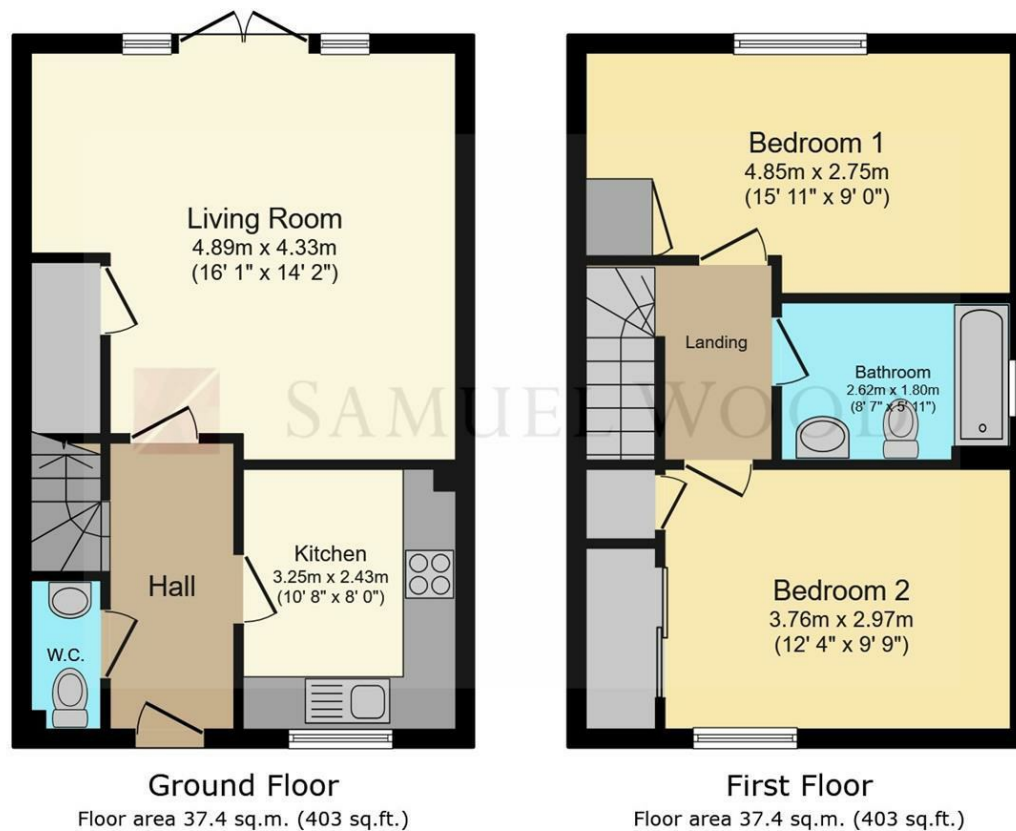
Unfurnished.
No smoking/vaping.
Pets considered
EPC -
Council Tax Band – B
Utilities (mains electric, mains water, mains drainage)
Parking situation – off road parking for 2 vehicles.

IMPORTANT INFORMATION FOR APPLICANTS WHO ARE CURRENTLY RENTING:

If you are renting another property, please check your notice requirements before booking a viewing or submitting an application. From 1 May 2026, tenants ending an assured periodic tenancy in England usually need to give 2 months' written notice, and the tenancy must normally end on the day rent is due or the day before. This means your actual move date may be later than you expect. Please do not assume that your current landlord will agree to a shorter notice period or an earlier release unless this has been confirmed. We may ask you to confirm your current tenancy notice position before progressing an application.







Total floor area: 74.9 sq.m. (806 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

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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