



SAMUEL WOOD

7 Florence Way, Leintwardine, Craven Arms, SY7 0DF  
Offers In The Region Of £299,950



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.

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

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.

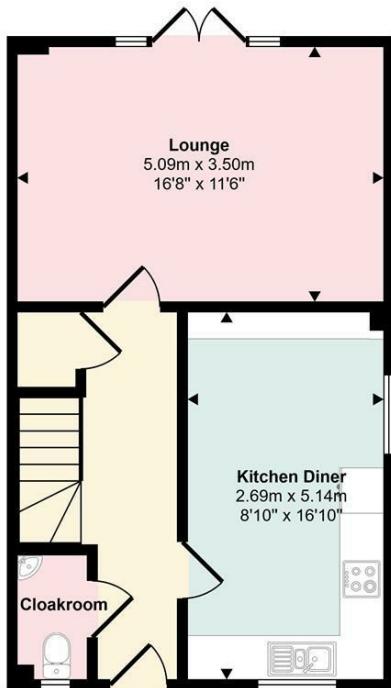
On the landing, you will find 2 airing cupboards one with efficient water tank, adding to the home's functionality. Outside, the garden is equipped with sheds for extra storage, and there is parking available for up to three cars.

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.

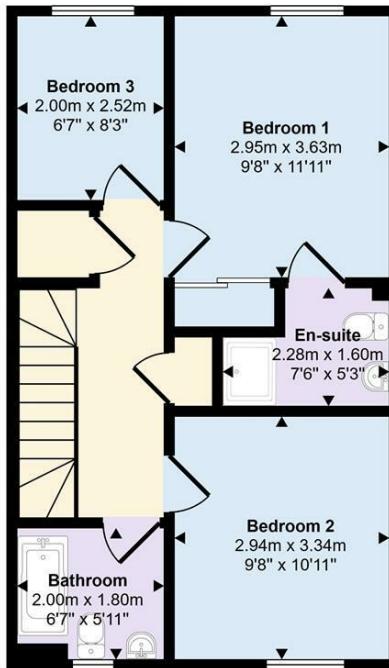


## Floor Plans

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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