



5 The Grove, High Street, Leintwardine, Craven Arms, SY7 0LQ

Offers in the region of £270,000



Holters
Local Agent, National Exposure

5 The Grove, High Street, Leintwardine, Craven Arms, SY7 0LQ

This beautifully presented, 3 bedroom, semi-detached property presents a fantastic opportunity to create your dream family home! 5 The Grove is set in a sought-after village location and offers an attached garage, front and rear gardens and is available with no upward chain. *Video Tour Available*

Key Features

- Semi-Detached House
- 3 Bedrooms
- Beautifully Presented
- Oak Finishings Throughout
- Off Road Parking
- Attached Garage
- Front & Rear Gardens
- Available with No Upward Chain
- Countryside Views From First Floor
- Sought After Village Location

The Property

Built in 2007 as part of a small development of similar sized and designed homes and located in the incredibly popular and well serviced village of Leintwardine, 5 The Grove is sure to attract a lot of attention. Situated off High Street, the property has the benefit of off road parking for two vehicles, an attached garage and enjoys front and rear gardens.

This semi-detached, 3 bedroom property oozes quality and oak finishings throughout and is available with no upward chain and presents an exciting opportunity for first time buyers, investors, or a small family to create their ideal family home.

When entering the property, you are greeted by the porch, leading into the the spacious living room which offers a bay window and oak stairs rising off to the first floor. The kitchen is fitted

with a range of wall and base units, whilst enjoying a lovely outlook to the rear garden, which can be accessed through French doors. Leading off the kitchen is the useful utility area and WC, while there is also a further door leading out to the rear. On the first floor, the landing area gives way to 3 bedrooms and the family bathroom. The bedrooms enjoy distant countryside views, while the bathroom is fitted with a wash basin, bath and W.C.

Outside, the front garden is largely laid to lawn, while a brick paved driveway provides off road parking for 2 vehicles and leads to the attached garage, which is installed with power, lighting and a useful sink. The west facing rear garden can be accessed through the back of the garage, the utility area or the French doors in the kitchen and is split-levelled. The lower level which adjoins the back of the house is paved and poses as an ideal spot to relax within the warmer months of the year. Steps lead up to the laid to lawn garden, which has well-defined hedged borders.

The Location

5 The Grove occupies an idyllic edge of village setting within historic Leintwardine nestled close to the Welsh/English border. The area is

renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Leintwardine is a close-knit and friendly community and embraces the 'laid back', tranquil lifestyle and is a place steeped in history with evidence of a settlement being present here since the Roman times as well as a mention in the Domesday Book. The village itself sits alongside the River Teme/Clun and offers plenty of useful facilities to include a doctors surgery, a petrol station with everyday shop and a mobile post office, a church, village hall with a library and lots of activities taking place, 2 pub's (The Lion & The Sun), a primary school, a butchers, a garage, a fish & chip shop and a fire station as well as a number of small business located on the business park at the edge of the village. Further recreational and educational facilities are available in Knighton (8 miles West), Craven Arms (9 miles North) and Ludlow (9 miles East). All 3 offer an excellent range of independent



retailers and a number of supermarkets chains. A variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and railway stations.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

LPG fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council - Band C.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 36MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Knighton - Approximately 8 miles
- Craven Arms - Approximately 9 miles
- Ludlow - Approximately 9 miles
- Presteigne - Approximately 11 miles
- Leominster - Approximately 13 miles
- Bishops Castle - Approximately 14 miles
- Hereford - Approximately 23 miles
- Shrewsbury - Approximately 29 miles

What3Words

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

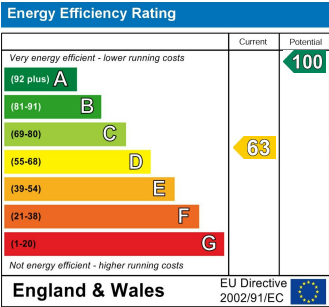
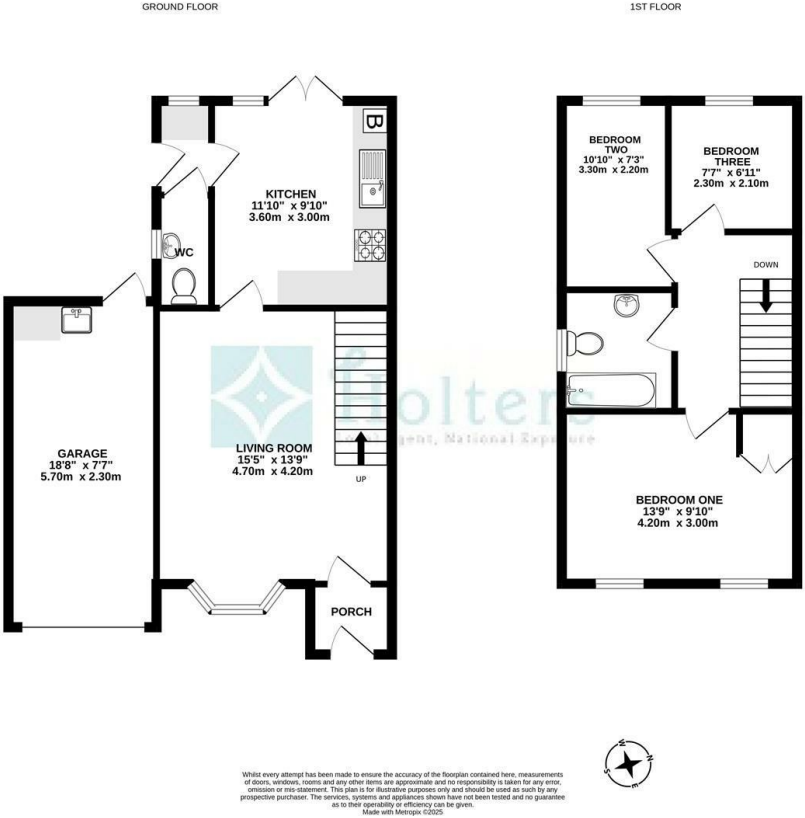
Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessor and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





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