

The Birches, Wellington  
Hereford HR4 8AU

**£450,000**



• Detached property • Highly desirable village location • Four reception rooms • En-suites off three bedrooms • Detached garage • Large driveway

**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All main services

**Outgoings**

Council tax band 'E'

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

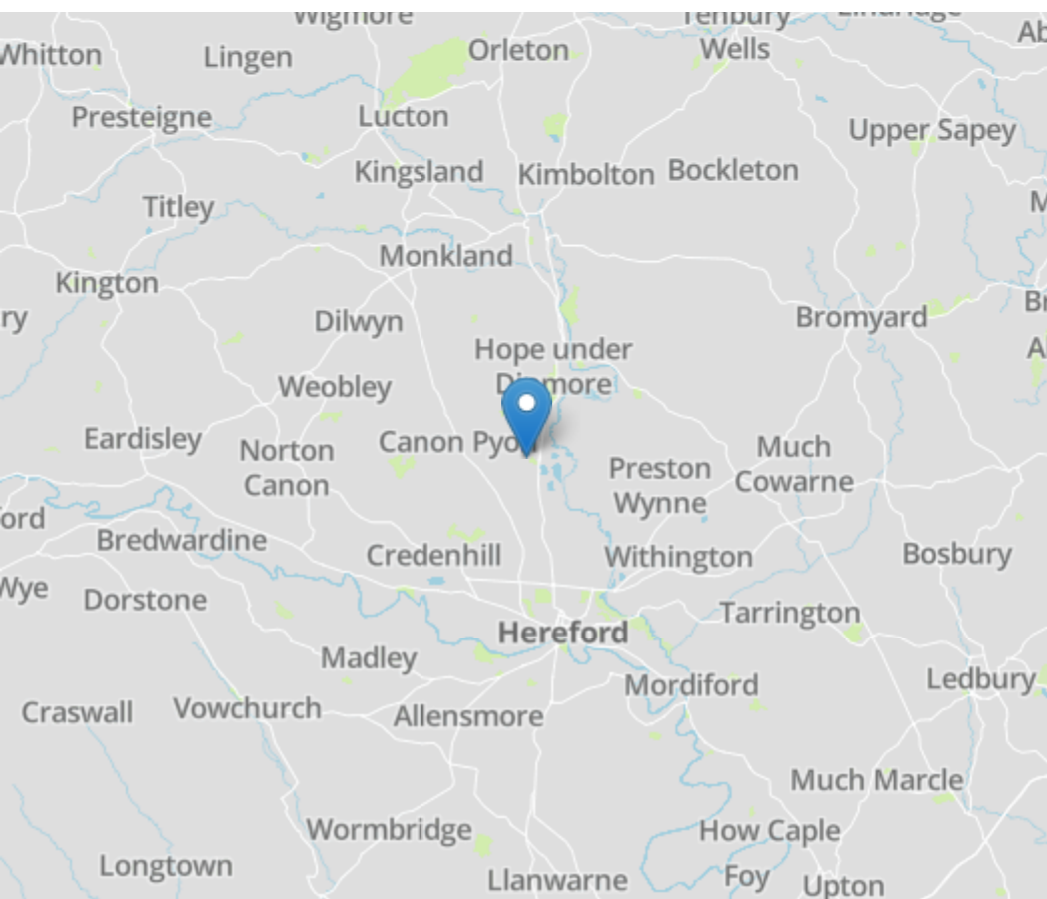
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



**DIRECTIONS**

From Hereford proceed north along the A49 (Leominster). Turn left into Wellington Village and after passing the school take the next turning left where the property will be found on the right hand side as indicated by the Agent's For Sale Board.





GROUND FLOOR  
APPROX. FLOOR  
AREA 80.2 SQ.M.  
(938 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 51.3 SQ.M.  
(554 SQ.FT.)

2ND FLOOR  
APPROX. FLOOR  
AREA 29.0 SQ.M.  
(312 SQ.FT.)

THE BRICHES WELLINGTON, HEREFORD, HEREFORDSHIRE, HR4 8AU  
TOTAL APPROX. FLOOR AREA 154.3 SQ.M. (1661 SQ.FT.)  
Intentional design has been made to ensure the accuracy of the floor plan submitted. Measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency upon completion.  
Made with Homestyler 02/18

## GROUND FLOOR

### Entrance Hall

with window to side, radiator. Half glazed door to:

### Reception Hall

with dado rail, radiator, power points, understairs cupboard. Fully glazed door to:

### Kitchen

4.6m x 3.5m (15' 1" x 11' 6") fitted with Shaker style cream units comprising base cupboards with wooden working surfaces over, 1.5 bowl enamel sink with mixer taps over, integrated gas hob with oven below and extractor hood over, integrated dishwasher, washing machine and fridge/freezer, cooker point and power points. Full range of matching wall units including open shelving corner units and glass fronted display cupboards, wall unit with fitted Worcester gas fired combination boiler serving domestic hot water and heating, ceramic tiled floor with underfloor heating, uPVC window to front. Stable door to side giving access to garden, radiator and downlighters.

### Lounge

5.0m x 3.9m (16' 5" x 12' 10") with feature inset remote controlled gas fire, uPVC French doors leading to rear patio, uPVC window to rear, coving, radiator and power points. Door to:

### Dining Area

3.5m x 2.4m (11' 6" x 7' 10") having uPVC window to rear, coving, dado rail, radiator and power

points.

### Office

3.9m x 2.7m (12' 10" x 8' 10") having uPVC window to front, dado rail, radiator, power points and telephone point.

### Cloakroom

2.21m x 0.85m narrowing to 0.69m (7' 3" x 2' 9") with suite comprising low flush W.C., wash hand basin, radiator, downlighters and extractor fan. uPVC window to front,

## FIRST FLOOR

### Landing

having uPVC window to front, radiator, power points, storage area.

### Bedroom 1

3.5m x 3.4m (11' 6" x 11' 2") having uPVC windows to rear, range of fitted 'Hammond' wardrobes, radiator and underfloor heating. Opening to:

### En suite Shower Room

2.9m x 2.0m (9' 6" x 6' 7") with large shower cubicle with Rain Forest shower, wash hand basin set in vanity unit, ceramic tiled floor with underfloor heating, radiator, fully tiled floor to ceiling, uPVC window to rear, heated towel rail and downlighters.

### Bedroom 2

3.9m x 2.8m (12' 10" x 9' 2") having uPVC window to rear, radiator and power points.

### Ensuite

1.8m x 1.5m (5' 11" x 4' 11") having fully tiled shower cubicle and wash hand basin.

### Bedroom 3

3.5m x 3.0m (11' 6" x 9' 10") uPVC window to front, radiator, fitted Hammond wardrobes and power points.

### Family Bathroom

2.7m x 2.1m (8' 10" x 6' 11") with hand painted Victorian style roll top ball and claw bath with mixer taps and shower attachment over, ceramic tiled floor with underfloor heating, low flush W.C. wash hand basin, heated towel rail, half height tiling, downlighters and uPVC window to the front.

## SECOND FLOOR

### Bedroom 4

5.1m x 4.6m (16' 9" x 15' 1") with dual aspect, Velux window to front, floor to ceiling Velux window to rear with views towards Queenswood Country Park and Arboretum, radiator and downlighters. Under eaves storage area. Further door to:

### Ensuite

2.2m x 1.9m (7' 3" x 6' 3") with suite comprising low level W.C., wash hand basin, inset shower

cubicle with fitted shower, tiled walls, downlighters and Velux window.

## OUTSIDE

### Front of the property

The property is approached over a tarmacadam driveway with five bar gate leading to a private tarmacadam driveway providing parking and giving access to:

### Detached Garage

7.01m x 2.74m (23' 0" x 9' 0") being longer than average with up and over door, power and lighting. Personal door to garden.

### Rear garden

The long rear garden is laid to lawn is bordered by mature hedging. Large patio area, range of mature trees .



## At a glance...

- Kitchen 4.6m x 3.5m (15' 1" x 11' 6")
- Lounge 5.0m x 3.9m (16' 5" x 12' 10")
- Dining Room 3.5m x 2.4m (11' 6" x 7' 10")
- Office 3.9m x 2.7m (12' 10" x 8' 10")
- Bedroom 1 3.5m x 3.4m (11' 6" x 11' 2")
- Bedroom 2 3.9m x 2.8m (12' 10" x 9' 2")
- Bedroom 3 3.5m x 3.0m (11' 6" x 9' 10")
- Bedroom 4 5.1m x 4.6m (16' 9" x 15' 1")
- Garage 7.01m x 2.74m (23' 0" x 9' 0")

## And there's more...

- Gas fired central heating
- uPVC double glazing
- Four bedrooms

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.