



# Maple

3 Pilgrim Park  
Much Birch  
Hereford  
HR2 8HJ



# Maple, 3 Pilgrim Park, Much Birch, Hereford HR2 8HJ

**A newly constructed detached property on an exclusive village development with 3 double bedrooms (1 en-suite) plus dressing room/ study, open plan living space, spectacular views, excellent parking and good sized gardens.**

This stunning detached single storey property occupies an elevated location on the outskirts of the village of Much Birch with spectacular westerly views towards Garway Hill and the Black Mountains, between the cathedral city of Hereford (7 miles) and the market towns of Ross-on-Wye (11 miles) and Monmouth (14 miles). With the M50 motorway link at (Junction 3) just outside Ross-on-Wye.

Within Much Birch there is a church, doctors surgery, village hall and public house, garage and shop.

Constructed by highly respected local developers, Kinspire Homes ([www.kinspirehomes.com](http://www.kinspirehomes.com)) with traditional composite stone and wood cladding to a very contemporary standard designed for ease of maintenance with features including a sedum (warm) room, air source (under floor) heating, powder coated double glazing, high levels of insulation, high quality sanitary ware and a well fitted kitchen with appliances together with excellent parking and a good sized garden.

We highly recommend an inspection of this striking property.

## **Recessed Porch**

Leading to

## **Entrance Hall**

With walk-in storage cupboard and airing cupboard.

## **Cloakroom**

Wash hand basin with cupboard under, WC, mirror, window.

## **Kitchen/Living/Dining Room**

2 sets of bi-fold doors to the rear, pelmet lighting and down lighters, Kitchen fitted with a range of contemporary style units with retro glazed cupboards, granite work surfaces, 1 1/2 bowl sink unit, pattern glazed splashbacks, tall fridge, tall freezer, electric double oven (part combi), built-in dish washer, large island station with quartz top and breakfast bar, down draft induction hob, electric opening Velux rooflight over island and sound insulated door to

## **Utility Room**

With Belfast sink unit, quartz work surface, space for washing machine and tumble dryer, extractor fan, window to front and door to the car parking area.

## **Bedroom 1**

Storage cupboards, window to rear and **generous en-suite shower room** with overhead and hand-held fittings, WC, wash hand basin with cupboard under, lite infra red mirror with shaver socket, ladder-style radiator, extractor fan, window.

## **Study/Dressing Room/Bedroom 4**

Window to side.

## **Bedroom 3**

Window to side.

## **Inner Hall**

With steps leading up to

## **Bedroom 2**

4 windows overlooking countryside.

## **Bathroom**

Free standing bath, WC, wash hand basin with cupboard under, lite infra red mirror with shaver socket, tiled walls, separate shower with mains overhead and hand-held fittings, tiled floor and ladder-style radiator, window to side.

## **Outside**

The property is approached via a tarmac drive with excellent parking space, a hot and cold water tap, to the side of which there is a lawn and flag stone pathway. There is a good sized rear garden with a large terrace, good sized lawn. Storage shed. Outside lights.

## **Services**

Mains electricity, water, mains drainage and air heat source central heating. Ultrafast broadband to the property.

## **Directions**

From Hereford proceed south towards Ross-on-Wye on the A49 into Much Birch, then turn right into Tump Lane (towards Wormelow) and the entrance is on the right hand side after approximately 250 yards.

## **Money Laundering Regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





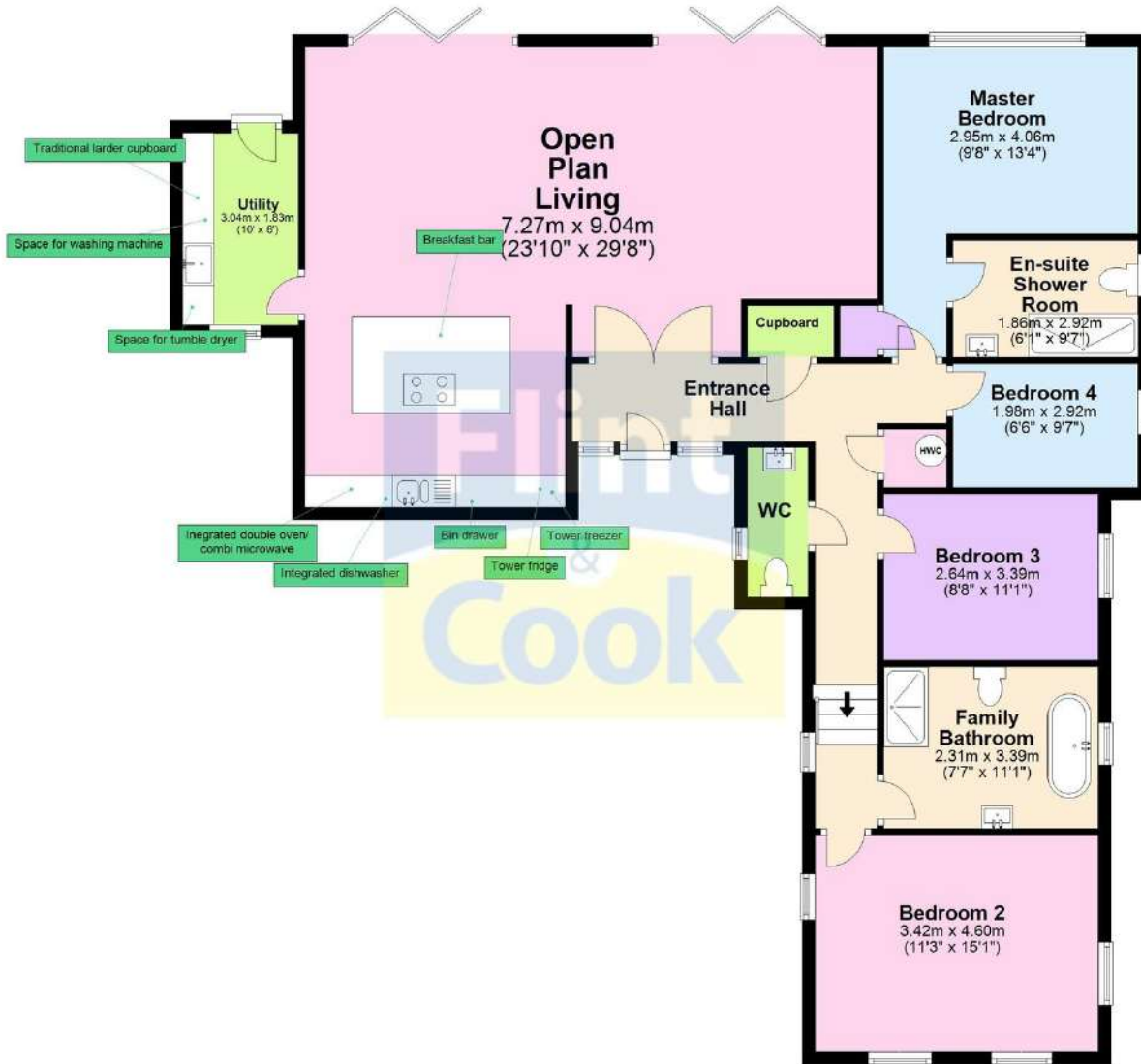


4 Elder

3 Maple

## Ground Floor

Approx. 138.6 sq. metres (1491.8 sq. feet)



Total area: approx. 138.6 sq. metres (1491.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

