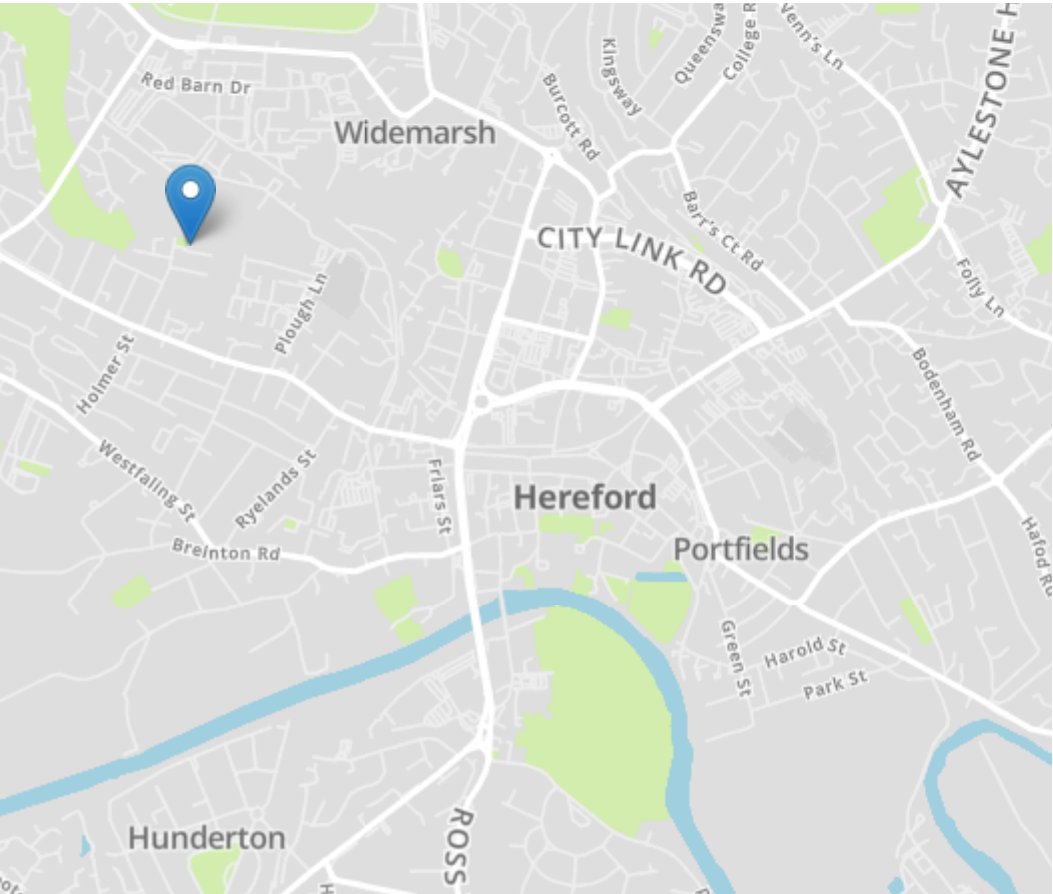




## DIRECTIONS

From Hereford proceed west onto A438 Whitecross Road, turn right onto Baggally Street, right onto Apple Grove and the property can be found on the left hands side as indicated by Stooke, Hill and Walshe Estate Agents For Sale Board. For those who use "What3words"///lobby.bond.certified



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property

### 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+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 or 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.

7 Apple Grove  
Hereford HR4 0EA

£435,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

Hereford 01432 343477

Ledbury 01531 631177





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## OVERVIEW

A beautifully maintained 4 bedroom detached property comprising; entrance hall, cloakroom, lounge, open plan kitchen/dining/snug, utility, 4 good size bedrooms, en-suite, family bathroom, single garage with solar panels, garden and off road parking for 3 plus vehicles. Tucked away in the popular residential area of Whitecross, and built by the Developer Redrow, around 2017, this quiet and attractive development is particularly popular with professionals and young families seeking a peaceful setting with convenient access to Hereford city centre and its wide range of amenities. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

### Entrance Hall

Having tiled floor, ceiling light point, radiator, and under stairs storage cupboard. Door to:

### Lounge

6.38m x 3.56m (20' 11" x 11' 8") This room spans the full length of the property and has dual aspect, three double glazed windows to the side and front elevation, 2 radiators, carpet flooring, 2 ceiling light points, TV/telephone point, and ample power points. From the entrance hall a door leads to:

### Cloakroom

1.99m x 0.97m (6' 6" x 3' 2") With tiled floor, spot lights, ceiling extractor point, low level

WC, wash hand basin with chrome mixer tap over, radiator, and wall mounted mirror.

### Open Plan Kitchen/Dining/Snug

7.73m x 3.57m (25' 4" x 11' 9") This room is the full length of the property and comprises; Snug Area: Having spot lights, tiled flooring continued from the entrance hall, double glazed window to the front elevation, double glazed window panels either side of double glazed sliding doors to the side elevation which leads out onto a decked area at side garden, radiator, TV point, power points, and tiled flooring which continues though to: Kitchen/Dining Area: Having spot lights, tiled flooring, radiator, a fitted kitchen with wall, base and drawers, integrated appliances to include; fridge/freezer, AEG electric chest height double oven, 4 ring AEG induction hob, AEG cooker hood over, AEG dishwasher, 1.5 stainless sink and drainer with mixer tap over, roll top working surfaces over the fitted units, pantry/larder with doors and drawers, and double glazed window to the side elevation.

### Utility Room

1.99m x 1.79m (6' 6" x 5' 10") With tiled flooring, radiator, roll top working surfaces, space and plumbing for washing machine, space for tumble dryer, wall mounted Ideal Logic central heating boiler, wall mounted extractor fan point, and double glazed obscured glass window to the side elevation.

From the reception hall a carpeted stairs leads to:

## FIRST FLOOR

### Landing

With 2 ceiling light points, carpet flooring, loft access above, radiator, door to airing cupboard housing the hot water pressure cylinder and shelving, and double glazed window to

the side elevation.

### Bedroom 1

3.74m x 3.62m (12' 3" x 11' 11") A good size double room with fitted storage comprising 3 sliding mirror doors, hanging rail and storage, double glazed window to the side elevation, radiator, and TV/telephone point. Door to:

### En-Suite

2.58m x 1.35m (8' 6" x 4' 5") With tiled flooring, low level WC, wash hand basin with chrome mixer tap over and tiled splashback, obscured glass double glazed window to the side elevation, shaver point, chrome towel radiator, glass sliding door into a fully tiled shower cubicle with mains shower unit, spots lights and extractor fan.

### Bedroom 2

3.35m x 3.05m (11' 0" x 10' 0") With carpet flooring, ceiling light point, TV/telephone points, double glazed window to the side elevation, and ample power points.

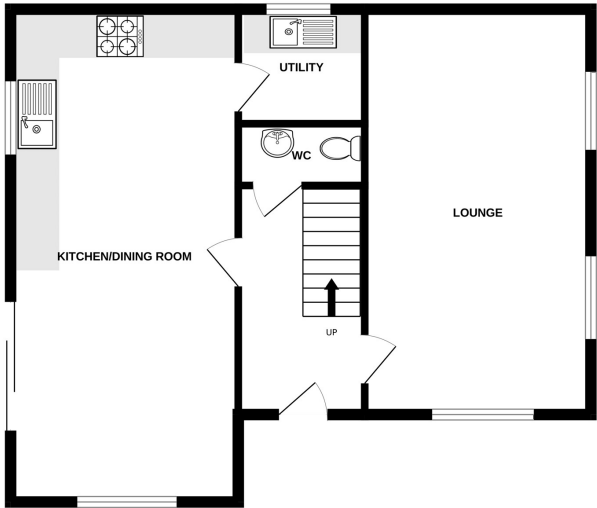
### Bedroom 3

3.62m x 2.55m (11' 11" x 8' 4") with ceiling light point, double glazed window to the front elevation, radiator, power points and TV point.

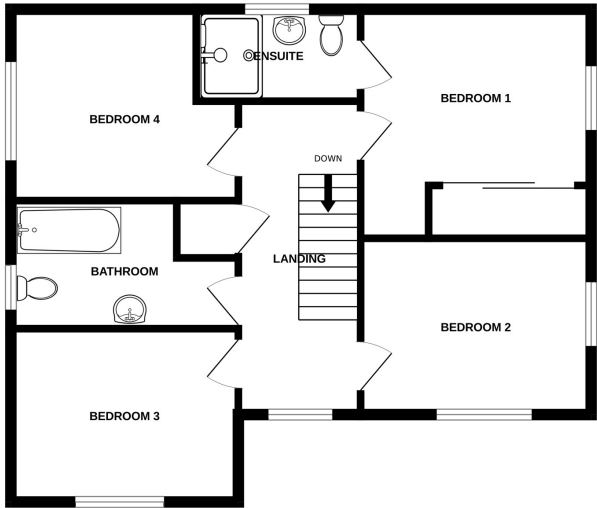
### Bedroom 4

3.01m x 2.45m (9' 11" x 8' 0") With carpet flooring, ceiling light point, dual aspect double glazed windows to both the side and front elevations, radiator, TV and power points, mirror sliding door to built-in wardrobe space with hanging rail and shelving.

## GROUND FLOOR



## 1ST FLOOR



Made with Metropix ©2025

### Family Bathroom

2.26m x 2.05m (7' 5" x 6' 9") With tiled flooring, spot lights, ceiling extractor, chrome towel radiator, shaver point, wash hand basin with mixer tap over, wall mounted mirror, low level WC, double glazed obscured glass to the side elevation, bath with chrome mixer tap over and mains shower over and glass swivel screen.

## OUTSIDE

Adjacent to Apple Grove is a play park and from here a drop curb leads to the property with a tarmacadamed driveway which is suitable for 3 or more vehicles and in turn leads to a single garage. A laid stone pathway and a small lawn are at the front of the property with a hedge boundary next to the children's park. At the side there is a timber gate accessing a lawned garden wrapping around the property where there is a decking area ideal for entertaining and beyond here there is feature lawned area with brick paving surround, low maintenance bark bed, dispersed sleepers creating flower beds with flowers, shrubs, trees and fencing to the rear and the side, where the garden backs onto a pedestrian pathway which follows the Yazer brook. The property has a timber constructed shed.

### Single Garage

Having up and over door, concrete flooring, power, light and a pitched roof above which holds solar panels and battery storage.



## At a glance...

- ✔ Lounge 6.38m x 3.56m (20' 11" x 11' 8")
- ✔ Kitchen/Dining/Snug 7.73m x 3.57m (25' 4" x 11' 9")
- ✔ Cloakroom 1.99m x 0.97m (6' 6" x 3' 2")
- Utility Room 1.99m x 1.79m (6' 6" x 5' 10")
- ✔ Bedroom 1. 3.74m x 3.62m (12' 3" x 11' 11")
- En-Suite 2.58m x 1.35m (8' 6" x 4' 5")
- Bedroom 2. 3.35m x 3.05m (11' 0" x 10' 0")
- Bedroom 3. 3.62m x 2.55m (11' 11" x 8' 4")
- ✔ Bedroom 4. 3.01m x 2.45m (9' 11" x 8' 0")
- Family Bathroom 2.26m x 2.05m (7' 5" x 6' 9")

## And there's more...

- ✔ Popular residential arera
- ✔ Close to local amenities
- ✔ Nearby walks