

FOR  
SALE



Colwyn 23 Birch Hill Road, Clehonger, Hereford HR2 9RF

£325,000 - Freehold

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## PROPERTY SUMMARY

A deceptively spacious and well-maintained 3-4 bedroom detached house, situated in a popular village location just a short drive from Hereford city. The property offers flexible accommodation, a large private garden with fruit and nut trees and vegetable patch, ample off-road parking, and a brick-built workshop, making it ideal for families, professionals, or anyone seeking generous indoor and outdoor space.

## POINTS OF INTEREST

- Popular village location
- Spacious 3/4 bedroom detached house
- Newly fitted kitchen & bathroom
- Ideal for family living or retirement
- Large garden & workshop
- Generous parking
- No onward chain



## ROOM DESCRIPTIONS

### Entrance Hall

Front entrance door leading into a bright hallway with radiator, newly fitted carpet, stairs to the first floor, and useful understairs storage cupboard.

### Lounge

A light-filled, bay-fronted lounge with fitted carpet, radiator, and an attractive open fireplace. A cosy yet spacious reception room.

### Dining Room/Bedroom 4

A highly versatile ground-floor room with exposed floorboards, radiator, and window overlooking the garden. This spacious room can easily be used as a 4th double bedroom, a second lounge, a large home office, or a formal dining area, offering excellent flexibility to suit your lifestyle needs.

### Kitchen/Breakfast Room

Newly fitted with a range of wall and base cupboards, ample work surfaces with splashbacks, and a single bowl sink unit with mixer tap. Integrated appliances include a built-in single oven, 4-ring induction hob with glass splashback and cooker hood over, dishwasher, and washer/dryer. There is also space for an upright fridge/freezer, vinyl flooring, a wall-mounted gas central heating boiler, and space for a breakfast table. Double-glazed window and door to the rear garden.

### Downstairs Bathroom

With a newly installed suite comprising a bath with shower unit over, rail and curtain, vanity wash hand basin with storage below and wall mirror over, shaver and light point, low flush WC, radiator, vinyl flooring and a double glazed window.

### First Floor Landing

With newly fitted carpet, a large walk-in storage cupboard over the stairs, plus a second large eaves style storage cupboard on the landing, and a Velux-style window to the rear.

### Bedroom 1

A double bedroom with exposed floorboards, radiator, double glazed window overlooking the rear garden, open fireplace with hearth and display mantle over, and two fitted double wardrobes.

### Bedroom 2

A double bedroom with newly fitted carpet, radiator, window to the front aspect, and an eaves storage cupboard.

### Bedroom 3

A double bedroom with newly fitted carpet, radiator, window to the front aspect, and an eaves storage cupboard.

### Outside

#### Front Garden

Attractively landscaped with mature trees and shrubs, providing privacy for the property. Enclosed boundary with a large, tall wooden double gate offering secure access to the driveway and rear garden.

#### Rear Garden

A substantial and enclosed garden, offering a combination of usable space and mature planting:

- Large lawn and patio area ideal for families or entertaining

- Mature Bramley apple tree and several nut trees

- Vegetable patch at the bottom of the garden for home-growing

- Fully enclosed by hedging and fencing, with access to driveway and workshop

- A quiet, private outdoor space with great potential

### Workshop

Brick-built outbuilding with power, located at the far end of the garden. An ideal space for workshop use, hobbies, storage, or potential conversion to a home office or studio.

### Driveway

A wide side driveway providing off-road parking for 5 or more vehicles, plus a small turning circle at the end for easy access. Secure gated entrance to the rear garden.

### Services

Mains electricity, gas, water, and drainage are connected.

Gas-fired central heating.

Double-glazed windows throughout.

### Outgoings

Council tax band D - £2403.00 payable for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford city on the A465 (Abergavenny Road). After crossing over the Belmont roundabout, continue and then take the right-hand turn signposted to Clehonger. On entering the village of Clehonger, turn left into Birch Hill Road and Colwyn is on the left-hand side just before the local shop.

### Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

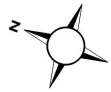
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

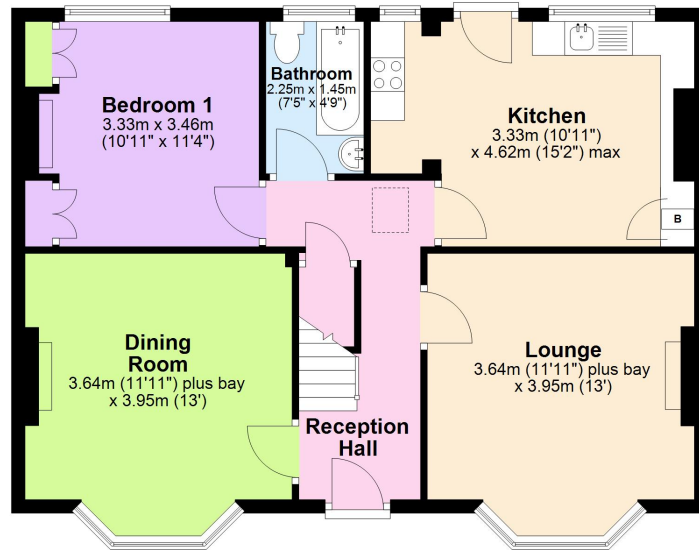
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

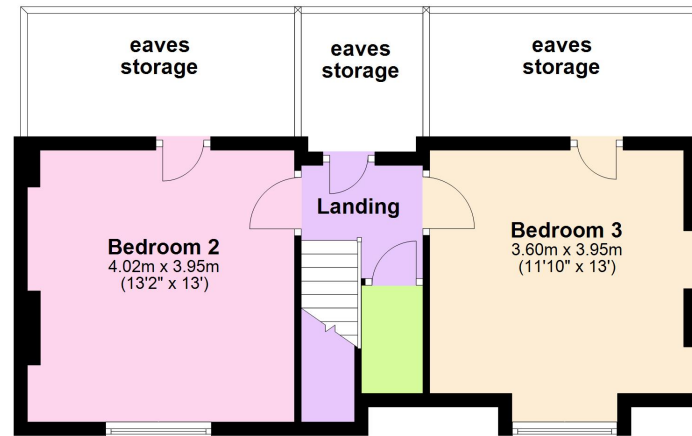
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



**Ground Floor**  
Approx. 70.7 sq. metres (760.7 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 108.5 sq. metres (1168.4 sq. feet)  
**23 Birch Hill Road, Clehonger, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		