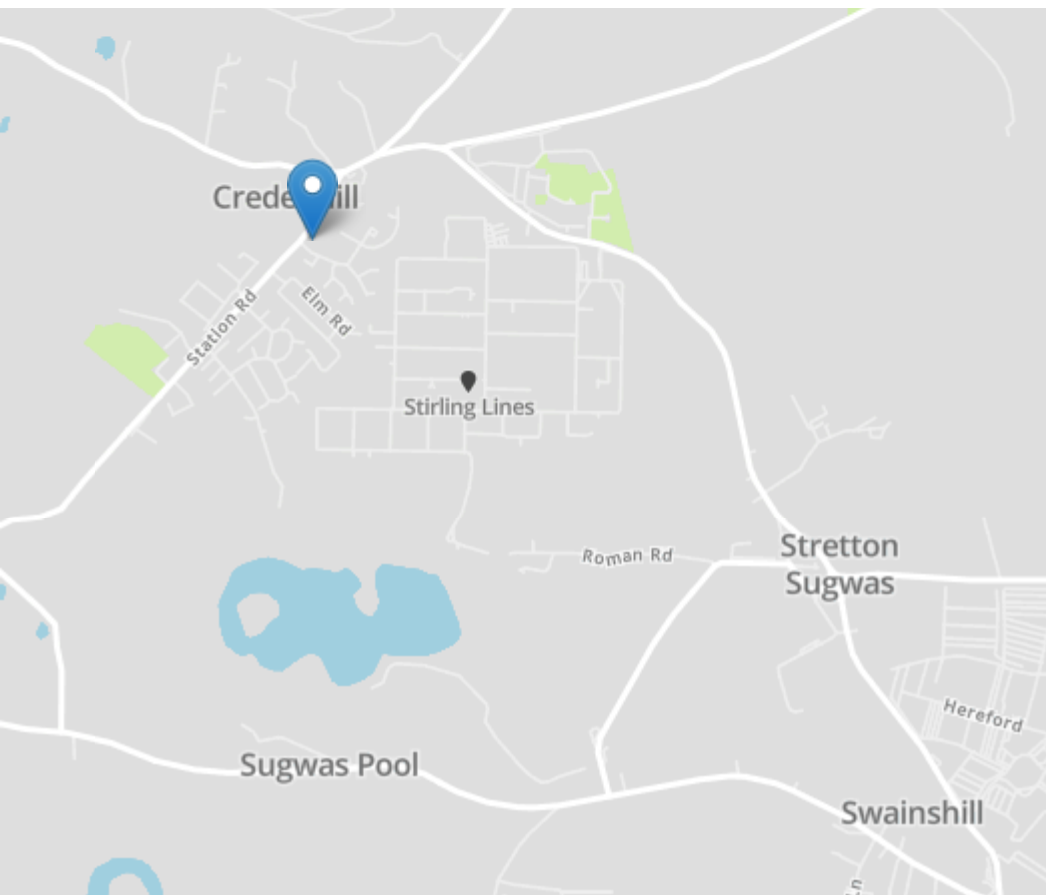




DIRECTIONS

Proceed west from Hereford city on the A438 Whitecross Road, take the 2nd exit at the roundabout onto Kings Acre Road A438, turn right after 1.5 miles onto the A480, at the roundabout take the 2nd exit and stay on A480, after 1.5 miles turn left onto Station Road, The Mews can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //spts.weary.imagined



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'D'

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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		82

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.

4 The Mews, Station Road
Credenhill Hereford HR4 7DW

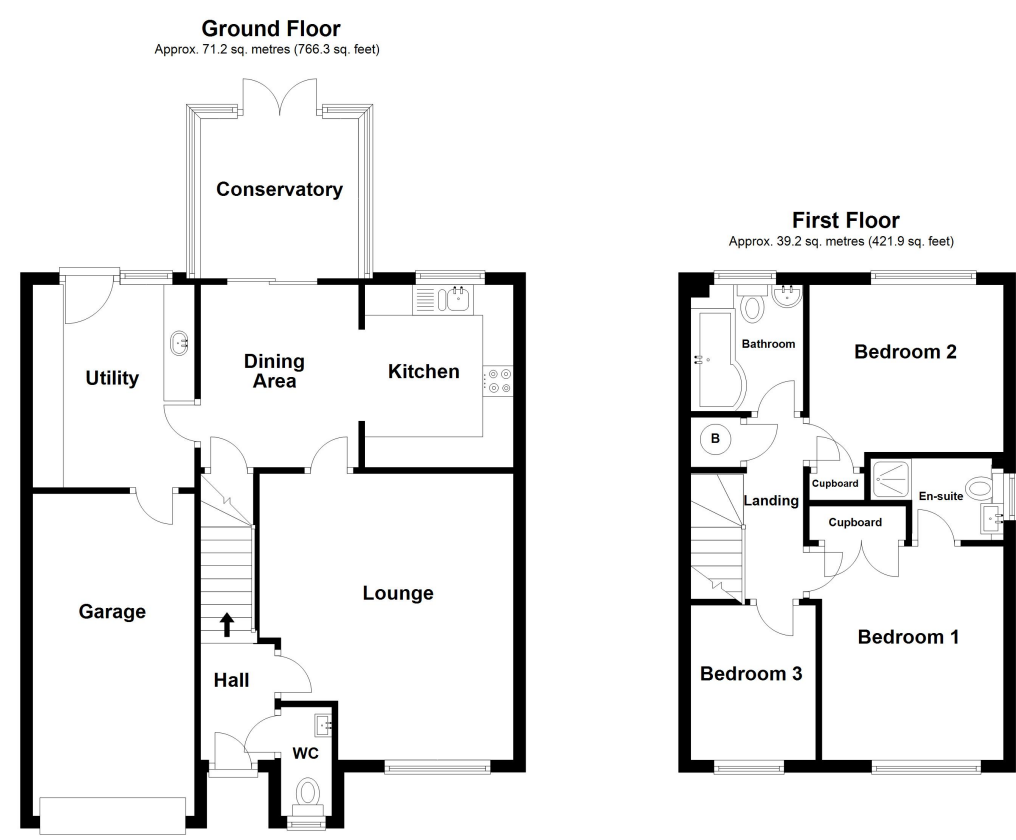
£329,950



- Conservatory • Garage & ample off road parking • Utility • Downstairs cloakroom • En-suite to master bedroom

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 110.4 sq. metres (1188.1 sq. feet)
4 The Mews, Station Road, Creden Hill, Hereford

OVERVIEW

Located in the popular village of Credenhill some five miles north west of Hereford City, built by a popular local developer K.W. Bell in 1998, this substantial 3 bedroomed, 2 bathroomed link detached property enjoys a pleasant position in this small select cul de sac off Station Road being one of just five properties. The property benefits from full gas central heating, double glazing and is immaculate order throughout and offers ideal young family accommodation or alternatively retirement accommodation taking the advantage of all the amenities that are available around the Credenhill area.

Situated approximately 5 miles northwest of Hereford City centre, the village of Credenhill offers many amenities on the doorstep to include, shops, schools, doctors surgery, takeaways, children's play area, social club, local countryside walks and a regular bus service to Hereford City.

In more detail the property comprises:

Canopy Entrance Porch

Double glazed front door leads to:

Reception Hall

Having radiator, and power points. Door to:

Downstairs Cloakroom

Having white suite, comprising low WC, vanity wash hand basin, radiator and half tiled walls, coving, window, fitted mirror fronted medicine cabinet and display shelving to the side.

Living Room

4.68m x 4.18m (15' 4" x 13' 9")
 With large double glazed window with outlook to the front, feature fireplace with slate hearth, wood effect flooring, coving, power points, and large radiator.
 Door through to:

Dining Room

2.60m x 3.26m (8' 6" x 10' 8")
 With ceramic tiled floor, double panelled radiator, coving, power points, and large under stairs storage facility.
 Double glazed sliding patio doors giving access to:

Conservatory

2.76m x 2.67m (9' 1" x 8' 9")
 Of uPVC double glazed construction with ceramic tiled floor, double glazed double doors opening onto garden with pleasant outlook, electric light and power points.

Large archway from the dining room opens through to:

Kitchen

2.42m x 3.0m (7' 11" x 9' 10")
 With a fitted modern range of units with laminated working surfaces over incorporating 1.5 bowl sink with mixer tap, storage beneath, integrated dishwasher with cupboard to the side, further range of working surfaces with drawers and cupboards below, integrated fridge, Hotpoint double oven with storage above and below, full range of eye level wall cupboards, 4 ring ceramic hob unit with stainless steel extractor canopy over, range of eye level wall cupboards, double glazed window with pleasant outlook to the rear garden.

Door from the dining room leads to:

Utility Room

2.20m x 3.38m (7' 3" x 11' 1")
 Being an extension to the original property and having a range of working surfaces with drawers and cupboards below, further working surface with circular stainless steel sink with mixer tap over, space and plumbing to the side for both washing machine and tumble dryer, tiled surround to working surfaces, space for large fridge/freezer, half glazed door giving access to the outside and further door giving access to the garage.

From the main reception hall stairs lead to:

FIRST FLOOR

Landing

Having access to roof space, panelled radiator, airing cupboard housing the Ideal gas fired combination boiler serving domestic hot water and central heating, slatted storage shelving to the side, and a light dome giving additional light to the landing area.

Master Bedroom

3.61m x 3.18m (11' 10" x 10' 5")
 Having large double glazed window with outlook to the front, built-in double wardrobe cupboard, and ample power points.
 Door to:

En-Suite Shower Room

With inset shower with shower boarding, folding glazed door, ladder style radiator/towel rail, inset vanity wash hand basin with low flush WC to the side, tiled surround, fitted mirror fronted medicine cabinet with display shelf below, extractor fan, and double glazed window.

Bedroom 2

3.0m x 3.21m (9' 10" x 10' 6")
 With radiator, power points, fitted wardrobe unit with hanging rail, coving and double glazed window with pleasant outlook to the rear.

Bedroom 3

2.06m x 2.50m (6' 9" x 8' 2")
 With radiator, power points, and double glazed window with outlook to the front.

Family Bathroom

Recently completely re-fitted with a shaped white bath with shower over, glazed screen to the side and shower boarding, low flush WC, pedestal wash hand basin, ladder style radiator, fitted mirror fronted medicine cabinet, extractor fan and double glazed window.

OUTSIDE

The property is approached onto the cul-de-sac and the Mews is a delightful group of just five properties all of which are detached, being three and four bedroomed, and number four enjoys a herring brick boned driveway, and from here there are further slated areas both to the front and the side providing ample car parking plus an additional tarmacadamed area which leads directly up to the attached garage. Access down the side of the property is via an ornate timber gate and timber slatted fencing to one side and from here a paved pathway leads around the rear, where there is a large slabbed patio area which leads directly off the conservatory, and there are further gravelled areas, lawned garden, attractive seating areas, and the garden as a whole is beautifully stocked with ornamental trees and shrubs giving a variety of colour throughout the year, and is boundaried by timber slatted fencing. There are two useful garden stores, one being an ideal workshop.

Garage

5.31m x 2.66m (17' 5" x 8' 9")
 Having up and over door, power and light.



At a glance...

- Living Room 4.68m x 4.18m (15' 4" x 13' 9")
- Dining Room 2.76m x 2.67m (9' 1" x 8' 9")
- Kitchen 2.42m x 3.0m (7' 11" x 9' 10")
- Conservatory 2.76m x 2.67m (9' 1" x 8' 9")
- Utility 2.20m x 3.38m (7' 3" x 11' 1")
- Master Bedroom 3.61m x 3.18m (11' 10" x 10' 5")
- Bedroom 2. 3.0m x 3.21m (9' 10" x 10' 6")
- Bedroom 3. 2.06m x 2.50m (6' 9" x 8' 2")
- Garage 5.31m x 2.66m (17' 5" x 8' 9")

And there's more...

- Close to local amenities
- Small cul-de-sac location
- Ideal family or retirement house
- Close to local countryside walks

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.