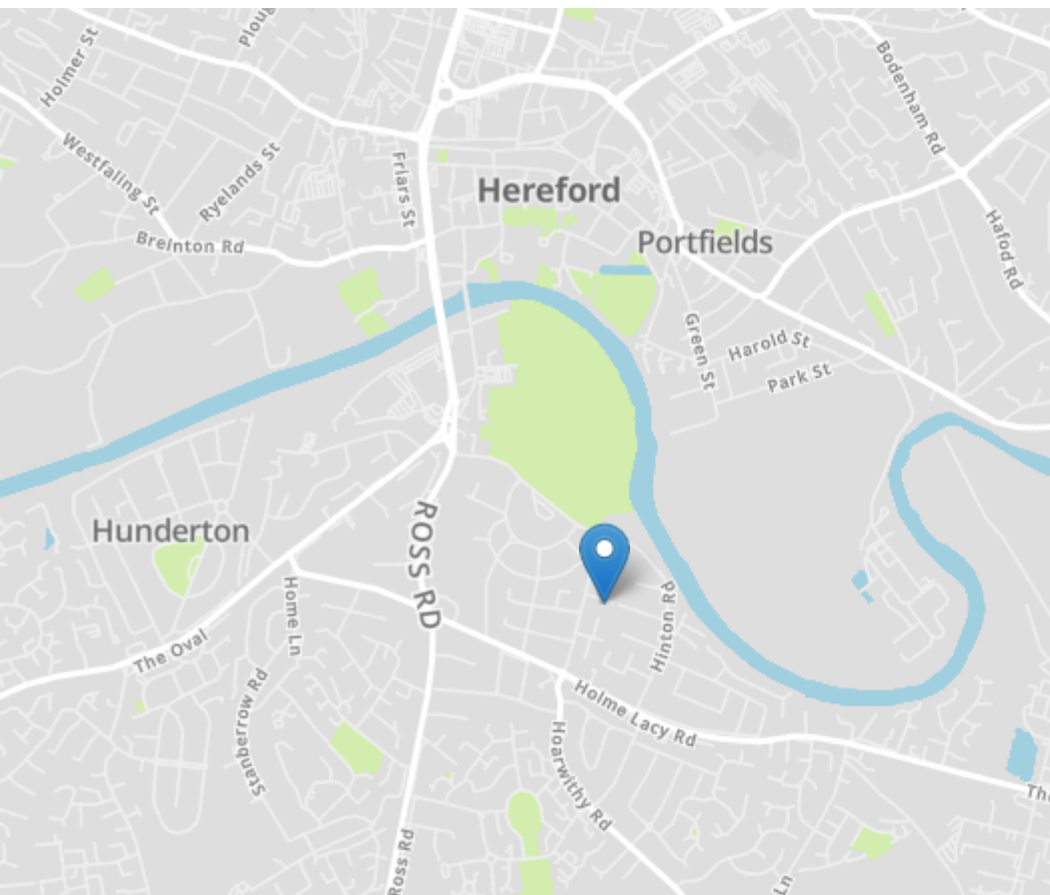




DIRECTIONS

From Hereford City proceed south onto A49 Belmont Road, turn left onto Hinton Road, right onto Hinton Crescent, left onto Chestnut Drive, left onto Willow Grove and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' ///petty.undulation.forget



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
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 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.

7 Willow Grove

Hereford HR2 6BB

Price Guide £215,000



• Double glazed • Ensuite shower room • 4 bedrooms • Ideal family home

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Pleasantly located south of Hereford City, approximately 0.75 miles of the City centre, a traditional four bedroom two bathroomed extended mid terraced property, with ground floor comprising kitchen/dining room and sitting room. The property is offered for sale with full double glazing and gas fired central heating, enjoys a large rear garden and is an ideal accommodation for a young family or investment purchase. Close by to the property are a host of amenities to include a choice of shops, schools, church, public house, takeaway, and for those who enjoy walking, there are routes to the city which is easy accessible either on foot or bike and a regular bus service to and from the city, for those who require it.

In more detail the property comprises:
Double glazed front door leads to:

Entrance Hall

With ceramic tiled floor and radiator.
Door through to:

Sitting Room

4.43m x 3.80m (14' 6" x 12' 6")
Feature pine fireplace with fitted coal effect fire, dado rail, coving and double glazed window with outlook to the front.

Multi glazed door leads to:

Kitchen/Dining Room

4.49m x 5.32m (14' 9" x 17' 5") into an 'L' shape.
Kitchen area:
Being fitted with a range of medium oak units comprising of a 5 burner gas hob, oven below, extractor canopy over, range of laminated working surfaces with drawers and cupboards, 1.5 bowl sink, space for washing machine, space and plumbing for tumble dryer, dresser type unit with glass display fronts, range of eye level wall cupboards, tiled surround to working surface, double glazed patio style doors opening to rear patio and garden, two large panelled radiators , large under stairs storage facility and inset ceiling downlighters.

Stairs from reception hall lead to:

FIRST FLOOR

Landing

Door leads to:

Bedroom 1

2.83m x 3.60m (9' 3" x 11' 10")
With radiator, double glazed window with outlook to the rear and fitted wardrobe unit with hanging rail and shelving.

Bedroom 2

2.88m x 2.77m (9' 5" x 9' 1")
With full length fitted wardrobe units, with one unit incorporation the Worcester wall mounted gas fired central heating boiler serving domestic hot water and central heating and double glazed window with outlook to the front.

Bedroom 3

2.78m x 2.49m (9' 1" x 8' 2")
With radiator, power points and double glazed window with outlook to the rear.

Family Bathroom

With suite comprising low flush WC, panelled bath with Triton electric shower and full screen to the side, pedestal wash hand basin, radiator, ceramic tiled floor and tiled walls.

A further stairs, with a half twist, from the main landing lead to:

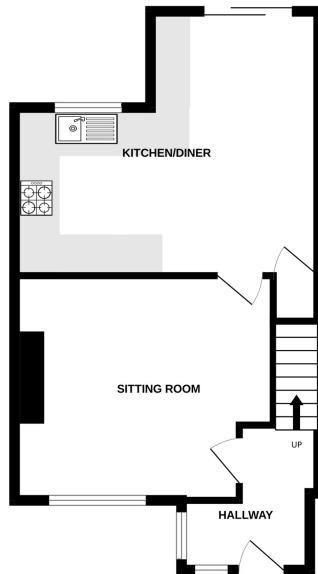
Bedroom 4

4.98m x 3.43m (16' 4" x 11' 3")
With eaves storage facility and two corner built-in wardrobe units.
Door to:

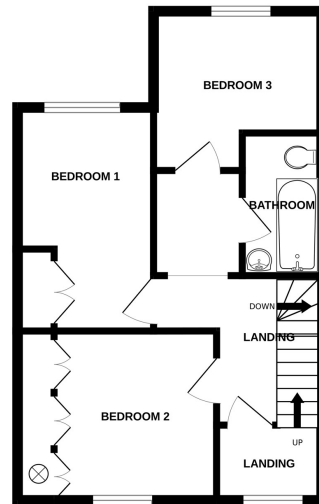
En-Suite Shower

With corner shower cubicle, low flush WC, corner

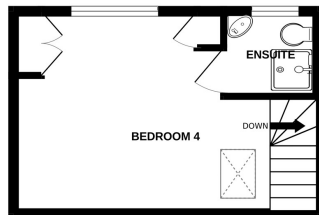
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
190 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.
Made with Metropix 62023

bracket wash hand basin, tiled walls, ceramic tiled floor, window and inset ceiling downlighters.

OUTSIDE

The property is approached from the front over a herringbone bricked driveway providing parking for at least two or more cars. The rear garden is a good size and ideal for a family with a patio area leading directly off the property, and this in turn leads onto a lawned garden area with a gravelled path to one side and beyond here at the bottom of the garden there are steps leading up onto a lawned garden area with two garden store sheds and a paved area. The property has the benefit of an outside water tap.



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.

At a glance...

- ✔ Sitting room 4.43m x 3.80m (14'6" x 12'6")
- ✔ Kitchen/Dining room 4.49m x 5.32m (14'9" x 17'5")
- ✔ Bedroom 1. 2.83m x 3.60m (9'3" x 11'10")
- ✔ Bedroom 2. 2.88m x 2.77m (9'5" x 9'1")
- ✔ Bedroom 3. 2.78m x 2.49m (9'1" x 8'2")
- ✔ Bedroom 4. 3.43m x 4.98m (16'4" x 11'3")

And there's more...

- ✔ Close to local amenities
- ✔ Popular residential area
- ✔ Ideal family home