



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

Mains drainage, electricity, and water are connected to the property. LPG gas.

**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

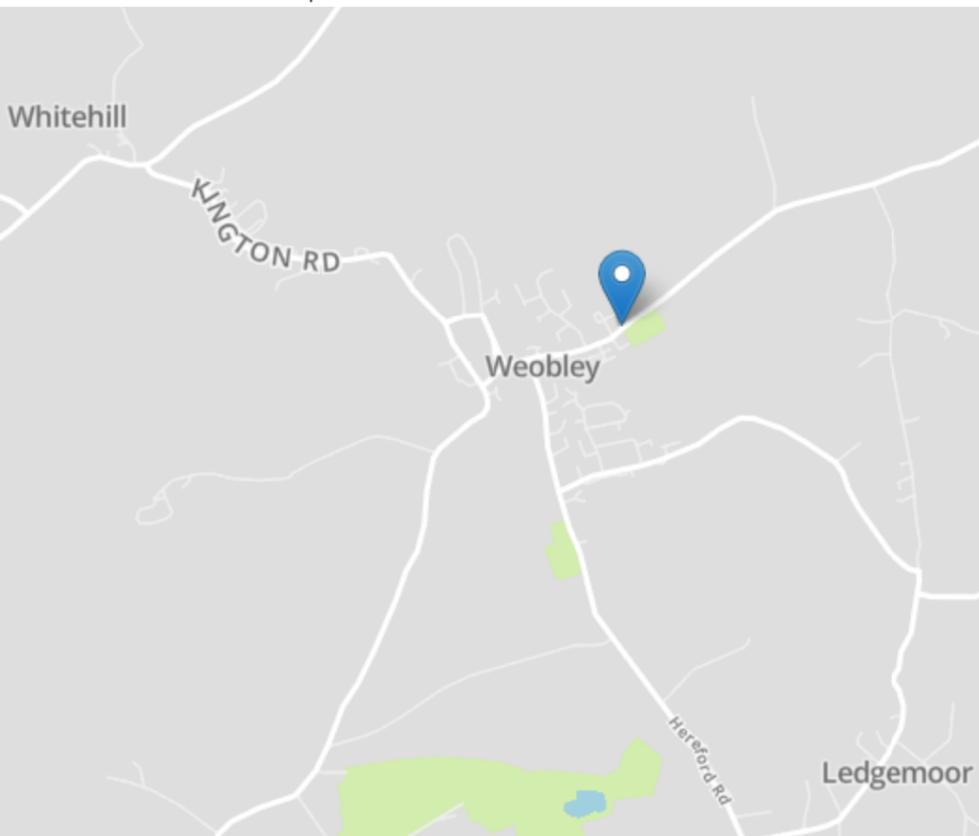
39 Garnstone Drive  
Weobley Hereford HR4 8TH

**£325,000**



**DIRECTIONS**

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights turn left onto A4103 Roman Road, turn next right onto Tillington Road, after approximately 7.3 miles turn right in Weobley village onto Gadbridge Road, turn left onto Garnstone Drive and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //outfitter.shout.optimists



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
		84
	72	
England, Scotland & Wales		
EU Directive 2002/91/EC		

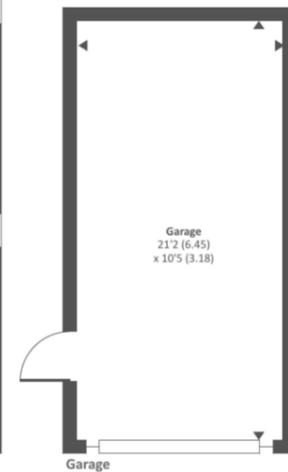
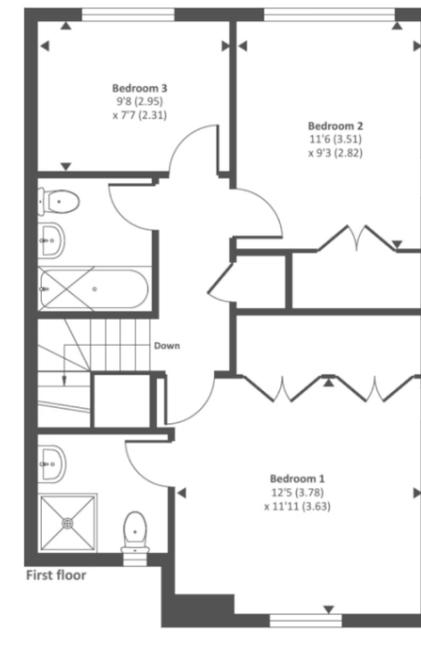
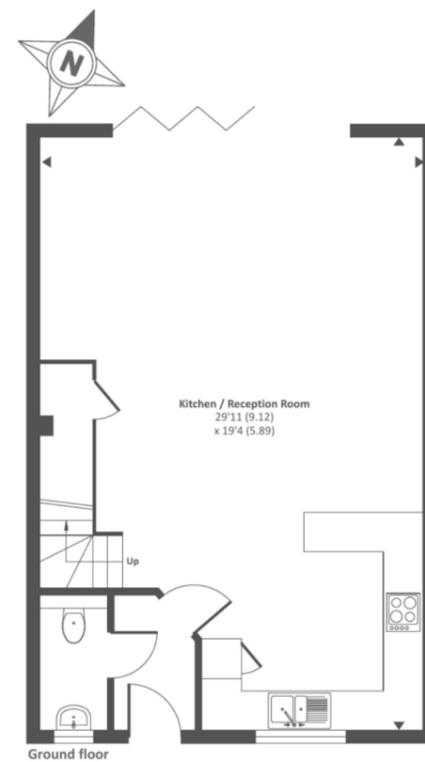
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- Downstairs cloakroom • Garage and ample off road parking • En-suite to master bedroom • Low maintenance garden

Hereford 01432 343477

Ledbury 01531 631177



Approximate Area = 1135 sq ft / 105.4 sq m  
 Garage = 220 sq ft / 20.4 sq m  
 Total = 1355 sq ft / 125.8 sq m  
 For identification only - Not to scale

**OVERVIEW**

This well presented three bedroom semi detached property comprises, hallway, open plan lounge/kitchen/dining room, downstairs WC, master bedroom with en-suite, two further bedrooms, family bathroom, garden, garage and parking.

Situated on the fringe of one of Herefordshire's most popular and sought after black and white villages, approximately 11 miles northwest of Hereford City. Weobley village is a well serviced community for amenities having doctors and dentist surgeries, secondary and primary schools, public houses, restaurants and takeaway, one stop shop, post office, coffee house, village hall, churches, beautiful walks and a regular bus service.

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

**Entrance Hall**

Having ceiling light point, lino tiled flooring, and radiator. Door to:

**Downstairs WC**

Having low level WC, tiled surround, radiator, wash hand basin with mixer tap over, spot lights, double glazed window to front elevation with tiled sill.

**Large Open Plan Kitchen/Dining/Living Room**

3.5m x 4.25m (11' 6" x 13' 11") Kitchen Area: Having a fitted kitchen comprising wall and base units, working surfaces over, integrated chest height Neff double oven, Montpellier dishwasher, Franke graphite colour 1.5 bowl sink with drainer, Neff LPG gas central heating, Neff cooker hood over, cupboard housing the LPG Worcester combi boiler, lino tiled flooring, spot lights, and double glazed window to the front elevation.

5.9m x 5.75m (19' 4" x 18' 10") Lounge/Dining Area: Having three radiators, carpet flooring, 3 ceiling light points, TV point, telephone point, power points, double glazed bi-fold doors onto rear elevation and patio, and under stairs storage cupboard with ceiling light point, power points and data points.

Stairs from the kitchen area leads to:

**FIRST FLOOR**

**Landing**

Having carpet flooring, loft access, two ceiling light points, airing cupboard with shelving. Door to:

**Master Bedroom 1**

4.25m x 3.5m (13' 11" x 11' 6") Having double glazed window to front elevation with views over the local park and countryside beyond, double glazed window to side elevation,

ceiling light point, radiator, carpet flooring, and a wealth of storage comprising of two built-in wardrobes with hanging rails and shelving. Door to:

**En-Suite**

Having underfloor heating, tiled wall and floor, chrome towel radiator, wash hand basin with mixer tap over, shaver point, corner shower cubicle with mains shower over and glass sliding doors, low level WC, extractor fan, spot lights and double glazed obscured glass window to front elevation.

**Bedroom 2**

2.82m x 3.64m (9' 3" x 11' 11") Having double glazed window to the rear elevation and double glazed window to the side elevation with far reaching views of the Herefordshire countryside, radiator, carpet flooring, ceiling light point and built-in wardrobes with hanging rails and shelving.

**Bedroom 3**

3.0m x 2.38m (9' 10" x 7' 10") Having radiator, carpet flooring, ceiling light point and double glazed window to the rear elevation.

**Bathroom**

Having tiled flooring, part tiled walls, chrome towel radiator, low level WC, wash hand basin with mixer tap over, shaver point, borrowed natural

light through a 'sun tunnel/light tube', spot lights, good size bath with mixer tap, mains shower unit, glass shower screen and tiled surround.

**OUTSIDE**

Access via a side gate leads to the rear of the property and the low maintenance garden where there is a slate stone seating area and beyond here a large lawn, flower, tree and shrubbery beds, from here there is access to the garage and an access into the property. The front of the property is also low maintenance with a paved pathway leading to the front door, small hedge, stone garden and parking for numerous vehicles.

**Garage**

3.2m x 6.5m (10' 6" x 21' 4") Having up and over door to the front aspect, ceiling light point, and power.



**At a glance...**

- Kitchen Area: 3.5m x 4.25m (11' 6" x 13' 11")
- Lounge/Dining Area: 5.9m x 5.75m (19' 4" x 18' 10")
- Mater bedroom 4.25m x 3.5m (13' 11" x 11' 6")
- Bedroom 2. 2.82m x 3.64m (9' 3" x 11' 11")
- Bedroom 3. 3.0m x 2.38m (9' 10" x 7' 10")
- Garage 3.2m x 6.5m (10' 6" x 21' 4")

**And there's more...**

- Popular village location
- Abundance of amenities
- Local 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.