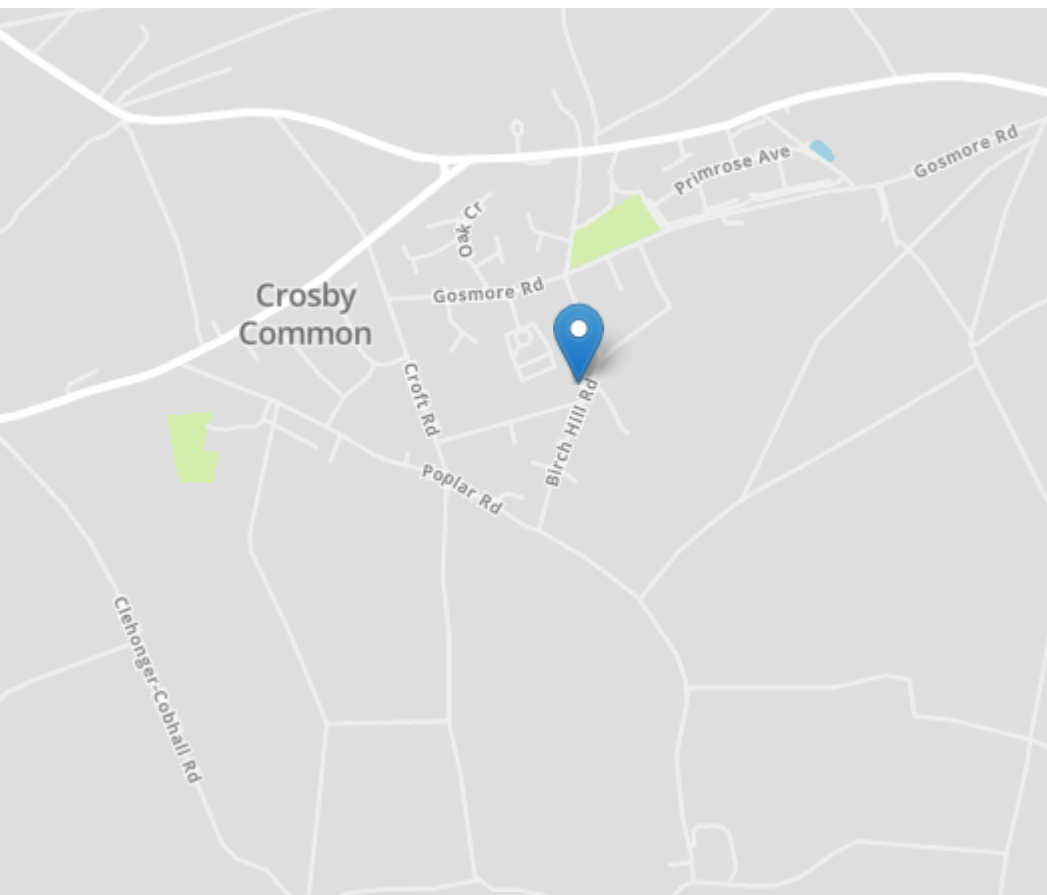




**DIRECTIONS**

From Hereford City proceed southwest onto A49, take the Belmont Road A465, turn right onto B4349, after approximately 2 miles turn left onto Birch Hill Road and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' //pepper.caps.exits



**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**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

63 Birch Hill Road  
Cleghonger Hereford HR2 9RF

**£415,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
<b>England, Scotland &amp; Wales</b>		61	80

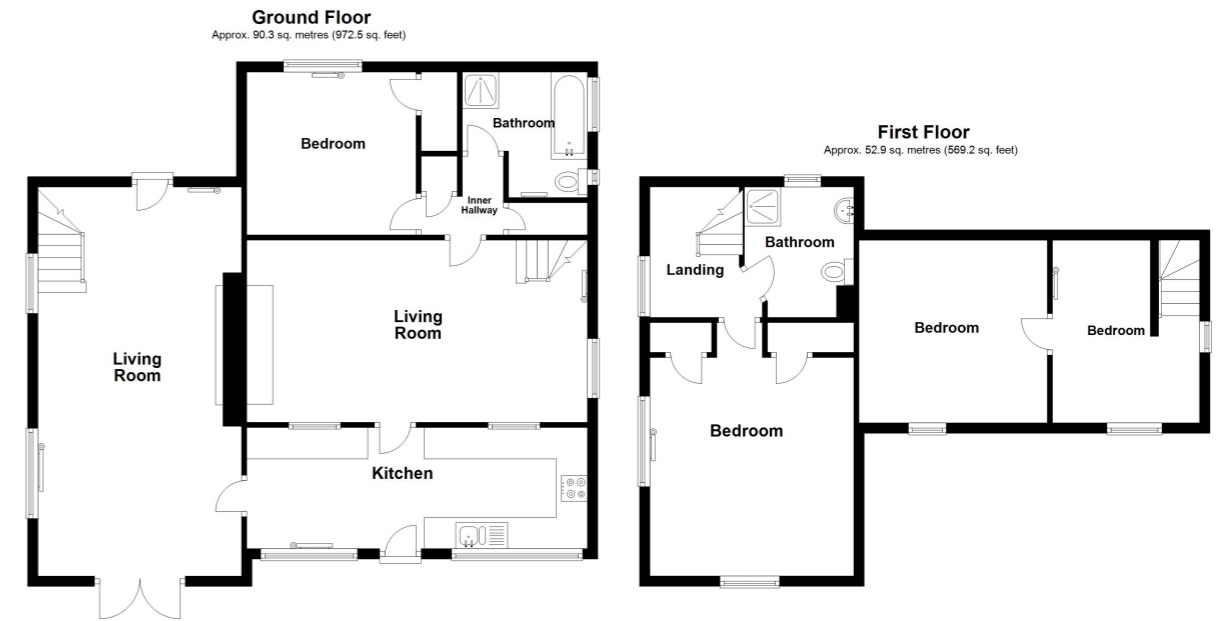
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• Extended 4 bedroom property • Pleasant wrap around plot • Off road parking

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 143.2 sq. metres (1541.7 sq. feet)

## OVERVIEW

### GROUND FLOOR

Located in the popular village of Clehonger, at the end of Birch Hill Road, a property which has been substantially extended and has created ample living space including two sitting rooms, separate kitchen, downstairs master bedroom with separate bathroom, a pleasant wrap around plot and off road parking. Situated approximately 4.5 miles southwest of Hereford, Clehonger offers a wide range of amenities to include shop, post office, church, village hall, primary school and a well regarded secondary schools in the nearby villages of Kingstone, Peterchurch and for those who require it a bus service to Hereford. In more detail the property comprises:  
Front door leads to:

### Kitchen

6.6m x 2.3m (21' 8" x 7' 7")  
Having a range of wall and base units with a laminate working surface over, space for cooker, fully tiled surround, 1.5 ceramic bowl sink unit with drainer and tap above, space and plumbing for washing machine, two Velux windows, two sets of uPVC double glazed windows to the front, radiators, ample power points, two double glazed windows into the sitting room, inset downlighters and ceramic tiled flooring.  
Door from the kitchen leads to:

### Sitting Room

6.6m x 3.7m (21' 8" x 12' 2")  
Central feature brick fireplace with hearth and mantle, power points, character beams, double glazed window to side, radiator and under stairs storage.  
From the sitting room a door leads to:

### Inner Hallway

Having loft access hatch, door leads to storage cupboard, ceramic tiled flooring, door to boiler cupboard which houses the Worcester gas fired boiler, space for fridge/freezer, power points and ceramic tiled flooring.  
From the inner hallway a door leads to:

### Downstairs Bedroom

3.1m x 3.3m (10' 2" x 10' 10")  
Having built-in cupboard, uPVC double glazed window to rear, radiator and power points.  
Off the inner hallway a door leads to:

### Downstairs Bathroom

Benefitting from panelled bath, separate shower cubicle, partly tiled surround, low flush WC, inset downlighters, pedestal wash hand basin, radiator uPVC double glazed windows to side, wall mounted shaver point and ceramic tiled flooring.  
From the sitting room stairs leads to:

### FIRST FLOOR

#### Bedroom 2

3.6m x 3.5m (11' 10" x 11' 6")  
Having Velux window, radiator and power points.

#### Bedroom 3

3.5m x 2.8m (11' 6" x 9' 2")  
Having Velux window, loft access hatch, radiator, power points and window to side.  
Door leads to:

### GROUND FLOOR

From the kitchen door leads to:

### Lounge

7.7m x 4.2m (25' 3" x 13' 9")  
Having double glazed doors onto front garden, feature brick fireplace with inset woodburning stove and brick hearth, two sets of double glaze windows to side, door onto rear courtyard, radiators, beams and power points, door leads to under stairs storage cupboard.  
Stairs from the lounge leads to:

### FIRST FLOOR

#### Landing

Double glazed window to side, beams and power points.  
Door leads to:

#### Master Bedroom

5.1m x 3.9m (16' 9" x 12' 10")  
With built-in cupboards, double glazed windows to front and side, radiator, inset downlighters and power points.  
From the landing door leads to:

#### Shower Room

Having shower cubicle with tiled surround, low flush WC, pedestal wash hand basin, radiator, double glazed window to rear and ceramic tiled flooring.

## OUTSIDE

The property benefits from a wrap around plot, and the main gardens are to the front, which also benefits from a pedestrian access via gate. The front garden is laid to lawn and has been well established with a range of seating areas and beds which house mature plants, trees, and a central feature bed in the middle of the garden, which houses the feature old water pump, from here there is a concrete base which houses the garden shed/greenhouse and is enclosed by a brick wall and hedging. To the rear of the property is accessed off the main road via a gated entrance and driveway providing off road parking for two vehicles, and from here there is a rear courtyard which has been designed for outside seating and ease of maintenance and a pathway leads around both sides of the property providing easy access.



## At a glance...

- Kitchen 6.6m x 2.3m (21'8" x 7'7")
- Sitting Room 6.6m x 3.7m (21'8 x 12'2)
- Lounge 4.2m x 7.7m (25'3" x 13'9")
- Master Bedroom 5.1m x 3.9m (16'9" x 13'9")
- Bedroom 1. 3.1m x 3.3m (10'2" x 10'10")
- Bedroom 2. 3.6m x 3.5m (11'1" x 11'6")
- Bedroom 3. 3.5m x 2.8m (11'6" x 9'2")

## And there's more...

- Popular village
- Close to local amenities
- Well established gardens

## 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.