



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

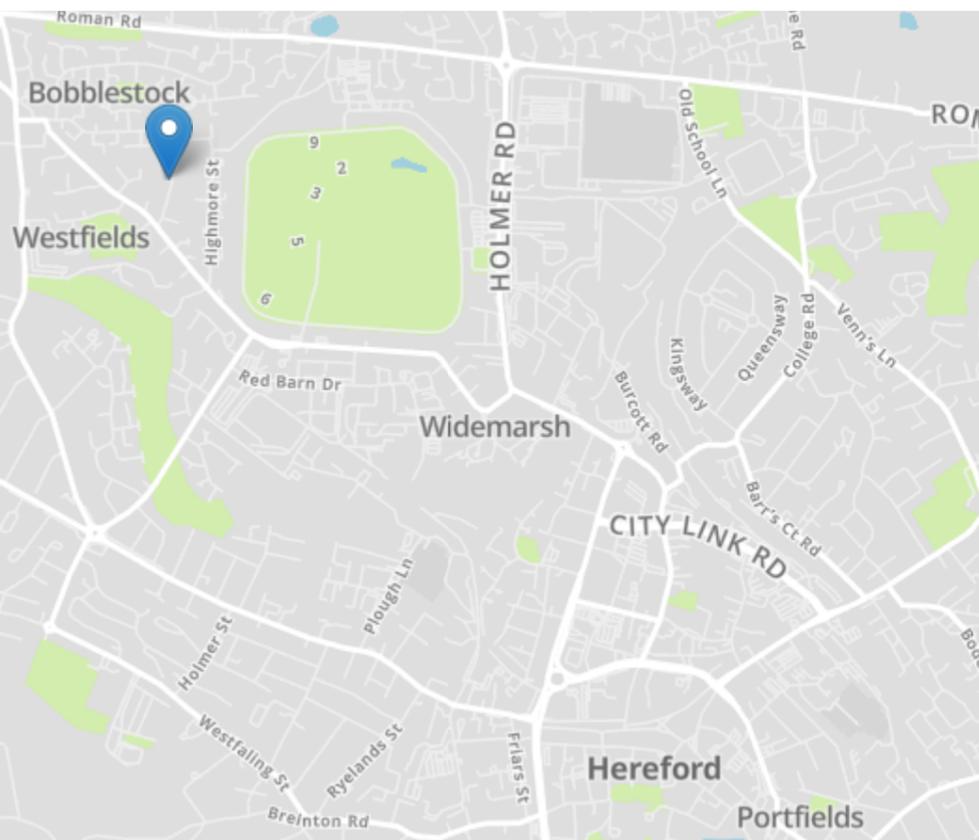
1 Westfield Street
Hereford HR4 9PJ

£280,000



DIRECTIONS

From Hereford City proceed north onto A49 Edgar Street, at the roundabout take the 1st exit onto Newtown Road, at the next roundabout take the 1st exit Grandstand Road, at the roundabout take the second exit continuing on Grandstand Road, turn right onto Westfield Street, and the property can be found on the right hand side on the corner of Bilston Close. For those who use 'What3words'///slate.statue.urban



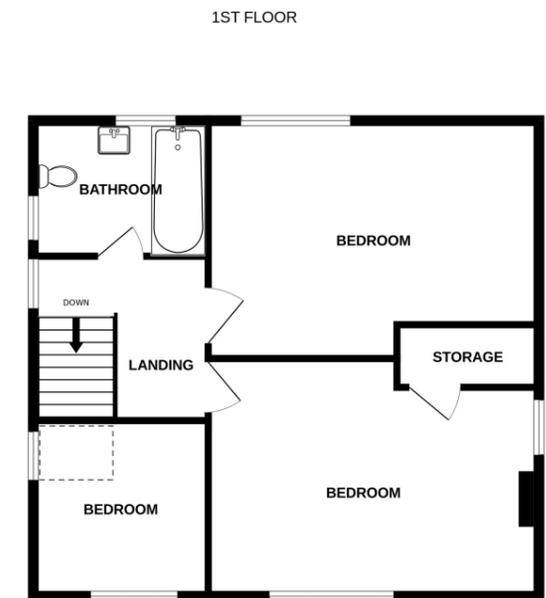
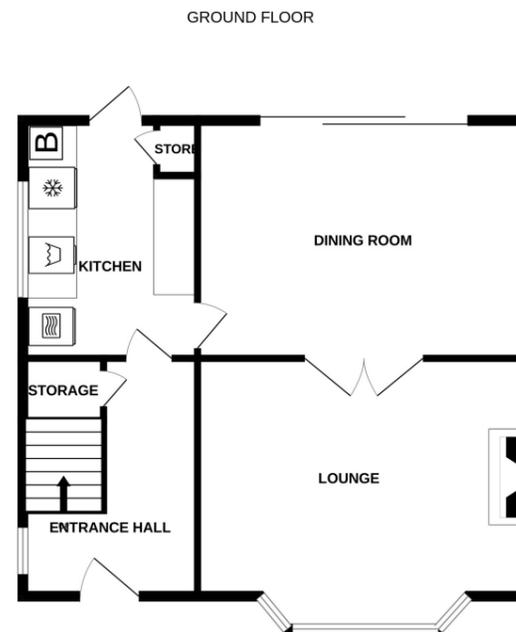
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



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A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Boasting a larger than average corner position, a 3 bedroom detached property, built in the 1960's and has remained the same since. Comprising entrance hall, lounge, dining room, kitchen, 3 bedrooms, bathroom, garage and very large corner garden. NO ONWARD CHAIN.

Westfield Street is located in the established Westfields district which lies approximately 2.5 miles northwest of central Hereford. The Westfields district is served by a range of amenities, particularly in Grandstand Road where there is a fish and chip shop, one stop shop and local chemist, and beyond here, being only a short distance away there is a doctors surgery, small supermarket, public houses, primary and secondary schools. The city bus service is available nearby and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with further educational establishments, hospitals, and both bus and railway stations.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Entrance Hall

Having double glazed window to the side elevation, radiator, telephone point, power points, ceiling light point, and under stairs storage cupboard housing the mains electricity consumer unit, and mains gas.

Kitchen

3.64m x 2.36m (11' 11" x 7' 9")

With lino flooring, ceiling light point, double glazed window to the side elevation, double glazed door to the rear elevation, fitted kitchen with wall and base units, roll top working surfaces, splash tiling, stainless steel sink and drainer with hot and cold tap over, wall mounted Worcester Bosch central heating boiler, pantry with storage shelving, area for table, and a selection of storage shelving and cupboards, space for tumble dryer, space and plumbing for washing machine, space for an electric oven, and space for fridge/freezer.

Door leads to:

Dining Room

3.3m x 3.0m (10' 10" x 9' 10")

With carpet flooring, ceiling light points, double glazed french doors to the rear elevation opening out onto the garden, power points, and radiator. Internal single glazed french doors lead to:

Lounge

5.0m x 3.56m (16' 5" x 11' 8") Into bay window.

With carpet flooring continued from the dining room through to the lounge, ceiling light point, double glazed window to the front elevation, chimney breast with closed off fireplace, TV point, points, telephone point, and radiator.

From the entrance hall a carpeted staircase leads to:

FIRST FLOOR

Landing

With carpet flooring, loft hatch above, ceiling light point, and double glazed window to the side elevation overlooking the large garden.

Door to:

Bedroom 1

4.27m x 3.0m (14' 0" x 9' 10")

With carpet flooring, ceiling light point, double glazed window to the front and the side elevation, storage cupboard ideal for wardrobe space and formally the airing cupboard, radiator, power points and telephone point.

Bedroom 2

3.0m x 3.3m (9' 10" x 10' 10")

Carpet flooring, ceiling light point, radiator, double glazed window to the rear elevation, and power points.

Bedroom 3

2.25m x 3.0m (7' 5" x 9' 10") With stair bulkhead.

With ceiling light point, double glazed window to the side and front elevation, carpet flooring, and power points.

Bathroom

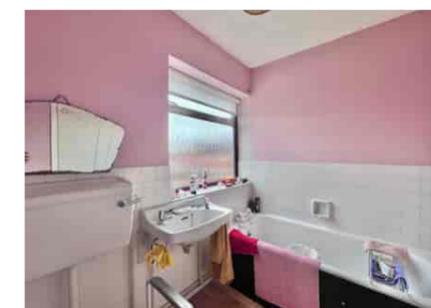
With double glazed obscured glass to the rear elevation, bath which is fully tiled surround, with chrome hot and cold tap over, high flush WC, wash hand basin with hot and cold tap over, lino flooring, radiator, and ceiling light point.

OUTSIDE

At the beginning of the cul-de-sac, there is a gated entrance with a brick wall, hedge and fencing creating the boundary, and from here a concrete pathway leading up to the front door, with the garden containing large lawns, multiple shrubs and flowers dispersed either side. The concrete pathway continues right around the side and to the rear of the property 360 degrees, where there is further shrubs enhancing the boundary and further lawn space. There is a dropped curb allowing access onto the driveway and leading up to a timber garage where the concrete path continues around it a also back towards the property. Storage shed, rotary line space, and in all the garden is of low maintenance and would make an ideal blank canvass for any keen gardener.

Garage

Of timber construction with a pitched roof, concrete base, barn style doors at the front and a personal door to the rear.



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.

1ST FLOOR

At a glance...

- Kitchen 3.64m x 2.36m (11' 11" x 7' 9")
- Dining Room 3.3m x 3.0m (10' 10" x 9' 10")
- Bedroom 1. 4.27m x 3.0m (14' 0" x 9' 10")
- Bedroom 2. 4.27m x 3.0m (14' 0" x 9' 10")
- Bedroom 3. 2.25m x 3.0m (7' 5" x 9' 10")

And there's more...

- Popular residential area
- Close to local amenities
- Potential to upgrade property