

FOR
SALE



Maydean Little Birch, Hereford HR2 8BB

£520,000 - Freehold

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PROPERTY SUMMARY

This excellent detached property is peacefully situated within the parish of Little Birch, enjoying stunning views towards May Hill. It lies approximately 7.5 miles from both the Cathedral City of Hereford and the market town of Ross-on-Wye, with convenient access to the M50 motorway (Junction 3).

Little Birch and the neighbouring village of Kingsthorne offer an active community with a bus service, parish hall, and church. The nearby village of Much Birch also provides a primary school and a doctor's surgery.

Constructed in the mid-1970s, the property is a split-level residence offering generous family accommodation, extending to approximately 2,200 sq. ft. (including the garage). Additional features include double-glazed sealed unit windows, oil-fired central heating, a good-sized garage, and an expansive, lawned rear garden.

POINTS OF INTEREST

- *An individual detached property*
- *3/4 Bedrooms*
- *Lovely village/rural location*
- *Good-sized garage/large gardens*
- *About 2200 sq ft including the garage*
- *Stunning views across the countryside*
- *Grounds extending to a 1/3rd acre.*
- *Viewing highly recommended*



ROOM DESCRIPTIONS

Steps lead to a Large Covered Entrance Porch
with door to

Entrance Hall
Radiator.

Lounge
Open fireplace and Victorian-style surround with slate hearth, radiator, window to side and large window looking to the garden.

Dining Room
Radiator, side window, large window to front and connecting door in to the

Kitchen
with matching base and wall mounted units with under unit lighting, work surfaces and tiled splashbacks, sink unit with mixer tap, built-in electric double oven, four-ring electric hob and extractor hood, plumbing for dish washer, Amtico floor, radiator, feature ceiling beams, window to rear with lovely views to May Hill and double doors to the side BALCONY.

Inner Hall
Radiator, hatch to roof space, cloaks cupboard, Airing Cupboard with hot water cylinder and electric immersion heater.

Shower Room
with WC, wash hand basin, shower cubicle with mains fitment, tiled vinyl floor, radiator, shaver point and window to rear.

Bedroom 1
Range of built-in wardrobes, radiator and window to front.

Bedroom 2
Built-in wardrobes, recess for dressing table, radiator and window to rear.

Bedroom 3
Radiator and window to rear.

Bathroom
White suite comprising enamelled bath, wash hand basin, WC, part-tiled walls, radiator and window.

A staircase leads from the entrance hall down to the Lower Ground Floor which comprises a

Hall
with walk-in store cupboard.

Utility Room
with storage units, space for washing machine, electric towel rail, window and door to rear with canopy porch and connecting door to garage.

Study (with limited headroom)
Radiator, window to rear and hatch to excellent storage space with oil central heating boiler.

Outside
The property is approached via a splayed entrance which leads to a tarmac driveway and retaining walls with lights to one side, shrubs to the other.

Large garage with up and over door, light, power, window to side and electric fuseboard.

There is a large front garden lawned with ornamental shrubs and trees and enclosed by hedging.

There is a very large rear garden which is enclosed by hedging for privacy and is mainly lawned with paved patio areas and a range of ornamental shrubs and trees.

Outside water tap.

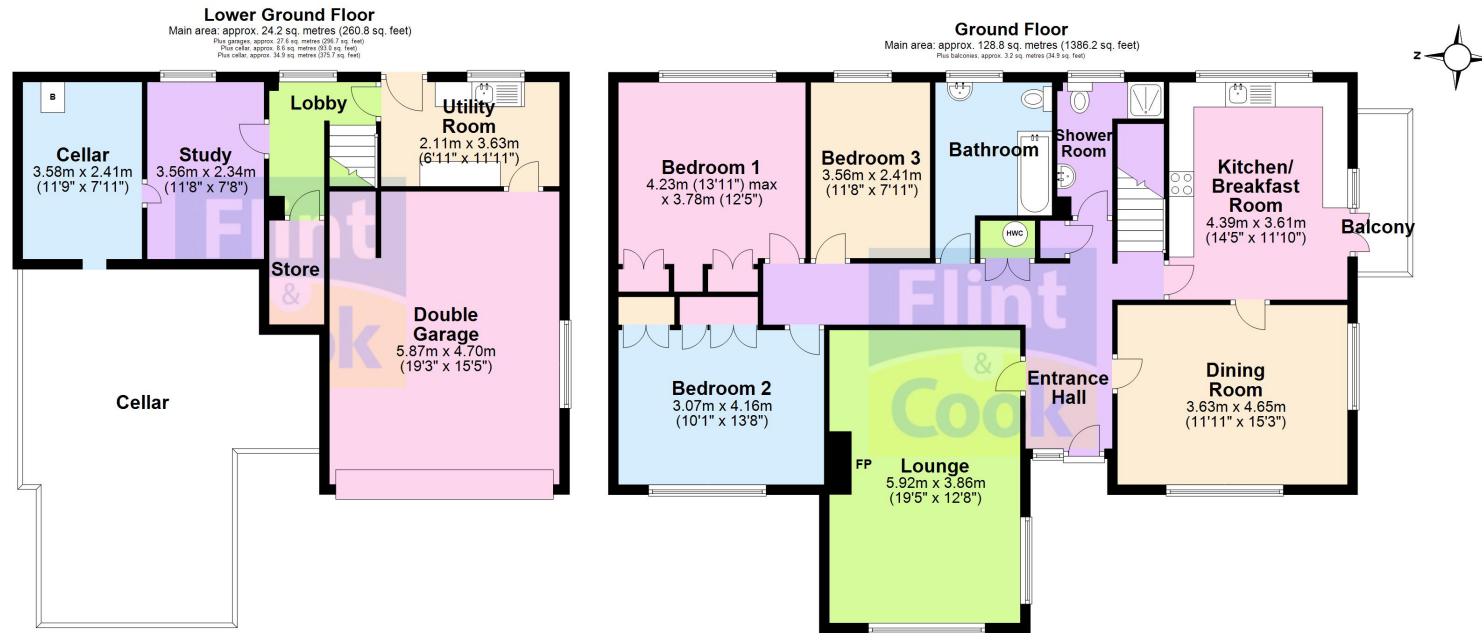
Services
Mains water and electricity are connected. Drainage is to a private system. Oil-fired central heating. Telephone (subject to transfer regulations).

Outgoings
Council tax band F payable 2024/25 £3349.36. Water rates are payable. Drainage is to a private system.

Directions
From Hereford proceed south towards Ross-on-Wye on the A49. At the top of the Callow turn left signposted Kingsthorpe and Little Birch. At the bus shelter turn left signposted Little Birch and then turn third right (halfway up the hill), after about half a mile where the property it is located on the left-hand side.

Viewing
Strictly by appointment through the Agent, Flint & Cook (01432 355455).

Money laundering regulations
Prospective purchasers will be asked to provide identification, address verification and proof of funds at the time of making an offer.



Main area: Approx. 153.0 sq. metres (1647.0 sq. feet)

Plus garages, approx. 27.6 sq. metres (296.7 sq. feet)
Plus balconies, approx. 3.2 sq. metres (34.9 sq. feet)
Plus cellar, approx. 8.6 sq. metres (92.9 sq. feet)
Plus cellar, approx. 34.9 sq. metres (375.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)		
(69-80)		
(55-68)		
(39-54)	56	
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		