



12 APPLE MEADOW  
Weobley HR4 8RZ





Close to the centre of one of Herefordshire's most sought-after villages, a modern detached family house, offering comfortable accommodation throughout with off-road parking and scope for some improvement.

**Guide Price £395,000**

#### **Situation and description**

The pretty and thriving village of Weobley is made up of a mixture of historic black and white houses and more modern and contemporary properties, all forming a thriving and well-serviced community. There is an excellent village store, a doctor's and dentist, restaurants pubs and cafes, two hairdressers, both a primary and a secondary school and a lovely village church. More extensive facilities are then available at the cathedral city of Hereford and at the nearby market town of Leominster.

12 Apple Meadow is a well-proportioned house which benefits from all mains services and has gas fired central heating and double glazing throughout. The ground floor space is spacious and adaptable and on the first floor three of the bedrooms have fitted wardrobes. Outside the property there are well-stocked gardens, a useful garage and off-road parking.

On arrival a canopy entrance porch and front door lead into a welcoming reception hall with an understairs storage cupboard. The sitting room offers plenty of space and has double glazed windows overlooking the front gardens, a central fireplace with fitted coal effect gas fire and double doors leading through to the dining/breakfast room. The kitchen lies at the rear of the house and includes plenty of workspace with fitted cupboards above and below, a built-in double oven, four ring gas hob, part-tiled surrounds and enough space for a fridge/freezer. The ground floor accommodation is then supported by a useful utility room with wall mounted gas fired boiler and a separate cloakroom with WC and wash handbasin.

From the reception hall a fully carpeted staircase leads up to a first-floor landing with access to roof space and door to an airing cupboard with slatted shelving and hot water tank. The main bedroom is a good size with plenty of light and space and includes built-in wardrobes and an en-suite shower room with all the usual fittings. There are then three further good-sized bedrooms, two with built-in wardrobes and a family bathroom.

#### **Outside**

The property lies at the end of a cul-de-sac and is approached initially by a shared

road and then by its own tarmacadam driveway which gives access to an integral single garage with power points, lighting and up and over door. To the front the gardens are laid to lawn enclosed by mature hedging with a number of shrubs and plants. A path to one side leads to the side and rear gardens which are well established and include a greenhouse, patio and a variety of specimen shrubs and plants as well as a garden shed and cold tap.

#### **Services and Considerations**

Mains electricity, water, and drainage are connected. LPG gas.

Tenure Freehold

Council Tax Band E

EPC rating E 54/70

Broadband to be confirmed

Mobile phone coverage to be confirmed

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor.

#### **Prospective purchasers:**

Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

#### **Directions**

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From the centre of Weobley head towards Dilwyn passing The Unicorn public house and bear left passing the doctor's surgery and Apple Meadow will be found after a short distance on the right-hand side.







Kitchen with adjoining dining room leading on to the rear garden







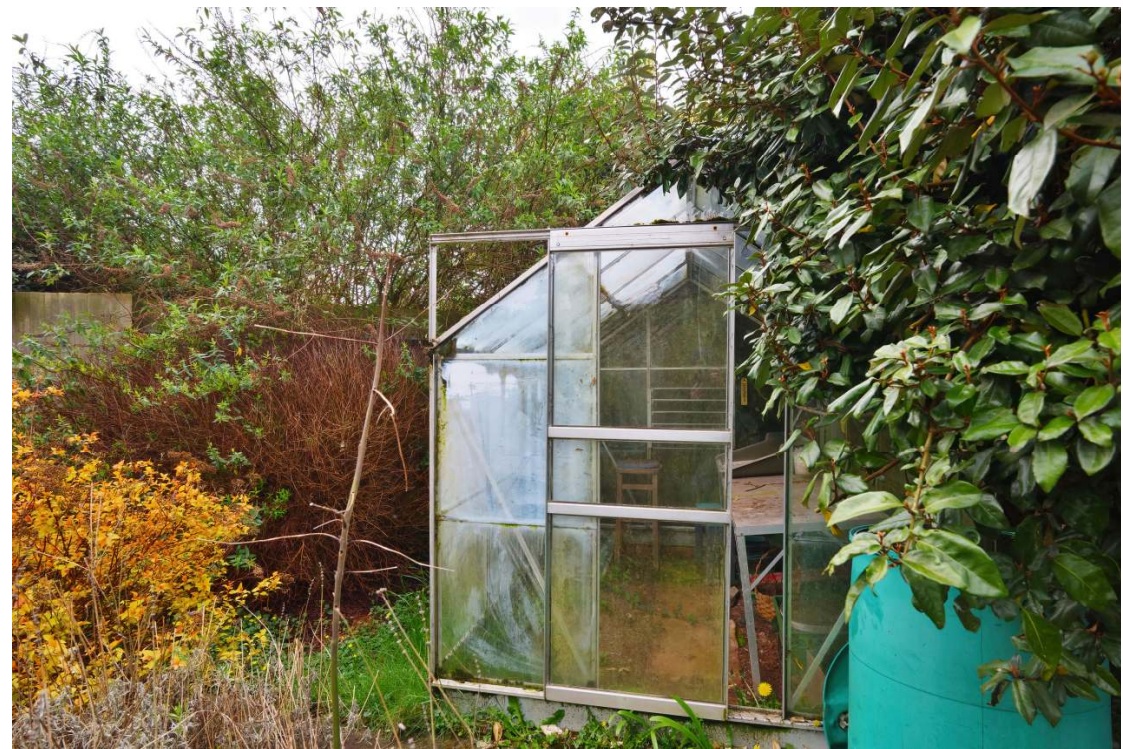




Bedrooms with supporting family bathroom



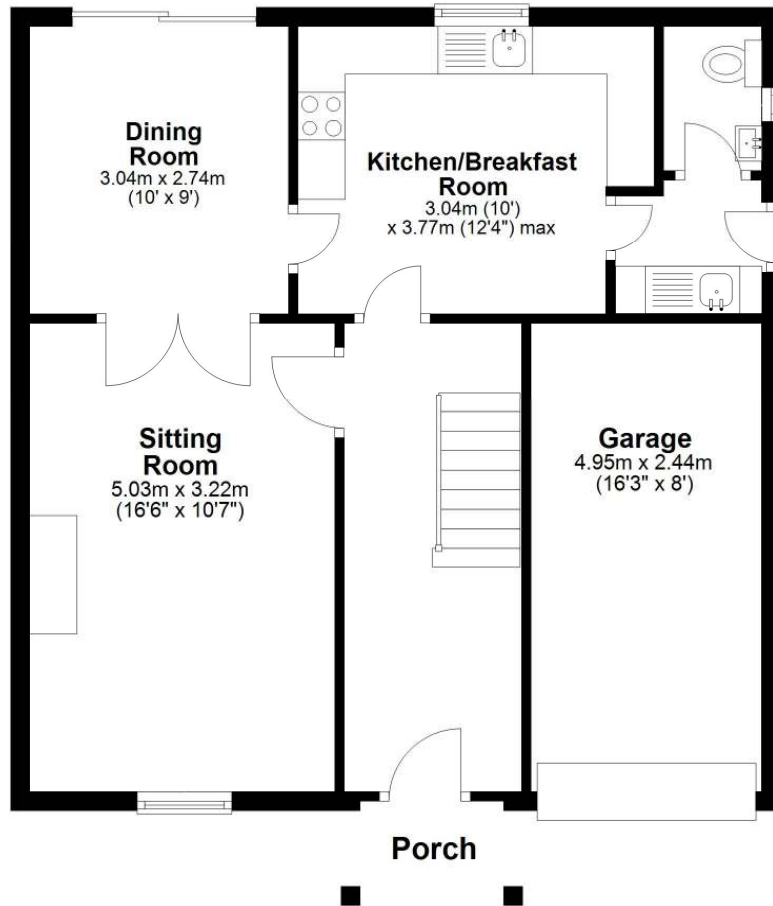






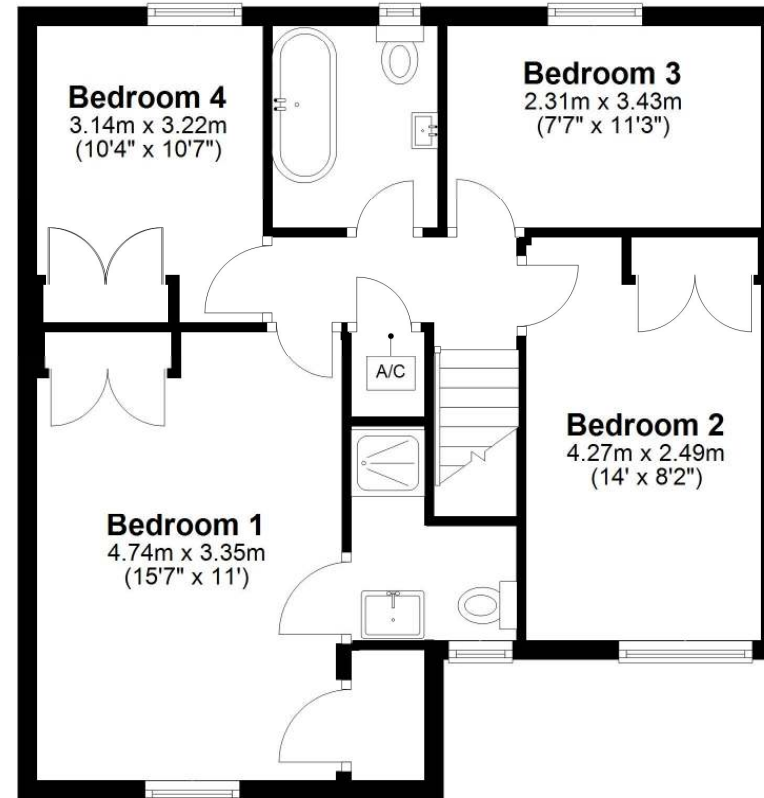
## Ground Floor

Approx. 64.8 sq. metres (697.1 sq. feet)



## First Floor

Approx. 60.0 sq. metres (645.3 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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