

for sale

£310,000



## Birch Meadow Clehonger Hereford HR2 9RH

A well-presented and extremely spacious four bedroom property, peacefully situated in a quiet cul de sac in the popular village of Clehonger. Offered for sale with no onward chain and boasting a large and private rear garden.

# Birch Meadow Clehonger Hereford HR2 9RH

## Entrance Porch

Ceiling light point and further door giving access into the entrance hall.

## Entrance Hall

Stairs to first floor landing, central heating radiator, ceiling light point, storage cupboard and a door giving access to the lounge.

## Lounge

11' max x 13' 7" ( 3.35m max x 4.14m )

Double glazed window to front elevation, ceiling light point, central heating radiator, hard flooring, electric fire with granite surround and marble.

## Dining Room

9' 7" x 11' 8" ( 2.92m x 3.56m )

Ceiling light point, central heating radiator and double glazed doors to patio.

## Kitchen

11' 9" x 7' 3" ( 3.58m x 2.21m )

Fitted wall and base units with roll top work surfaces, one and a half bowl sink and drainer with tiled splashbacks, integrated appliances to include oven, grill, electric hob and cooker hood over and dishwasher, spotlights to ceiling, double glazed window to rear, door to utility and tiled flooring throughout.

## Utility Room

10' 5" x 8' 3" max ( 3.17m x 2.51m max )

Plumbing for washing machine, spaces for tumble dryer and fridge freezer, integral door to garage, door to garden and ceiling light point.

## Cloakroom

Low level WC, wash hand basin, ceiling light point and double glazed obscure window to side.



## Landing

Central heating radiator, double glazed obscure window to side elevation, stairs to second floor and doors to following.

## Bedroom One

12' 5" x 13' 10" ( 3.78m x 4.22m )

Double glazed window to rear elevation, ceiling light point, central heating radiator, under eaves storage and fitted wardrobes.

## Bedroom Two

14' 4" x 8' 3" into wardrobe ( 4.37m x 2.51m into wardrobe )

Double glazed window to front elevation, ceiling light point, central heating radiator and fitted wardrobes.

## Bedroom Three

12' 7" x 9' 9" ( 3.84m x 2.97m )

Double glazed window to rear elevation, ceiling light point and central heating radiator.

## Bedroom Four

7' 4" x 8' 11" ( 2.24m x 2.72m )

Double glazed window to front elevation, ceiling light point and central heating radiator.

## Bathroom

Bath with mixer taps and shower overhead, additional handheld shower, wash hand basin with vanity, WC, tiled splashbacks, ceiling light point, towel rail and double glazed obscure window to rear elevation.

## Garden

A very private and spacious garden enclosed by fencing at the borders. Comprising a slab patio, large lawn and featuring a garden shed and greenhouse.

## Integral Garage

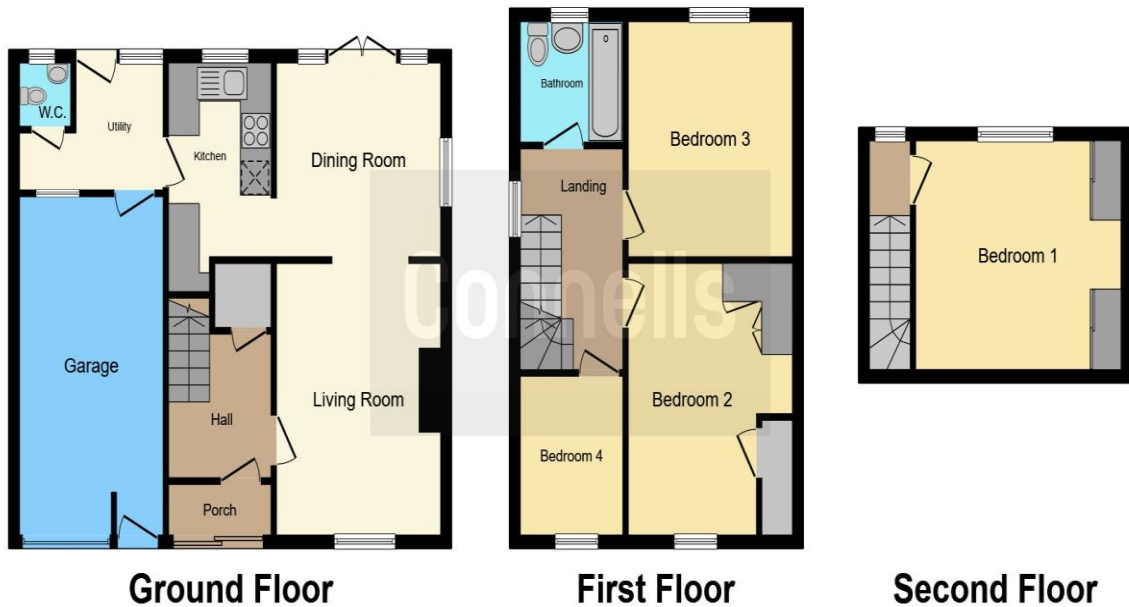
14' 5" x 10' 7" ( 4.39m x 3.23m )

With lighting and power throughout, up and over doors to front, single door to front and door to utility. Housing the central heating boiler.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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Property Ref: HER314953 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaited

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