





WILLOW CROFT CROWMOOR LANE

TILLINGTON, HEREFORD HR4 8LD

Asking Price £367,500

FREEHOLD

Occupying a peaceful rural location, in this highly sought after location, a charming two/three bedroom semi detached cottage. The property benefits from attractive landscaped gardens, a detached double garage and ample off road parking. A viewing is highly recommended.

Flint & Cook

WILLOW CROFT CROWMOOR

• Charming semi detached cottage • Detached double garage and driveway parking • Two/Three bedrooms • Attractive landscaped gardens • Sought after rural location • Must be viewed





Ground Floor

To the rear of the property, a upvc door opens into the

Dining Room

With wood effect flooring, two ceiling light points, exposed stone walling, feature exposed beam, dual aspect windows to the front and side, radiator and large opening into the

Kitchen

Comprising matching wall and base units with work surface space over and tiled splash backs, stainless steel sink and drainer unit, freestanding electric cooker, under counter space for washing machine and tumble dryer, double glazed window overlooking the garden and opening into the

Inner Hall

With wood effect flooring, ceiling light point, space for coat storage and doors into the

Shower Room

A modern suite comprising a large walk in shower with mains fitment rainfall shower head over and panelled surround, low flush w/c, wash hand basin with storage under, chrome heated towel rail, double glazed window and wood effect flooring.

Living Room

A spacious lounge area with wooden effect flooring, feature exposed stonework, window and door out to the conservatory, pocket sliding door into the study, carpeted stairs leading up and feature exposed wood burning stove with tiled hearth.

Conservatory

With tiled floor, radiator, power points, wall light and double glazed windows and double doors out to the rear garden.

Downstairs Bedroom Three/Study

With pocket sliding door, fitted carpet, ceiling light point, radiator and dual aspect double glazed windows to the front and side aspects with views towards open countryside.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors to

Bedroom One with Dressing Room

With fitted carpet, ceiling light point, useful double built in wardrobe cupboard, additional storage cupboard and opening (with limited head height) into the bedroom with dual aspect double glazed windows to the front and side with fantastic countryside views flooding the room with natural light, a ceiling light point, radiator and fitted carpet.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window with views across the garden and large built in wardrobe with bi-folding doors, hanging rail and fitted wooden shelf.

Outside

The property is accessed off a quiet country lane immediately onto a good sized driveway providing

ample off road parking facilities and access to the detached double garage. To the immediate front of the property there is a raised patio area providing an ideal sun trap with brick built barbecue and wood store, this leads on to the remainder of the garden which has been attractively landscaped providing large lawned areas with central pathway, flower borders and is all enclosed to maintain privacy. There is a summer house/ “man cave” with power and light. To the rear of the property there is an enclosed garden which has been paved for easy maintenance with useful timber garden shed/bar.

Directions

Proceed west out of Hereford City along Whitecross Road, taking the 3rd exit on the monument roundabout onto Three Elms Road. At the crossroads turn left and then immediately right signposted to Burghill. Before reaching Burghill golf club take the left turning at the crossroads and then first right into Crowmoor Lane and then first right again and after approximately 400 yards the property can be found on your right hand side.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and gas are connected. Gas-fired central heating. Private shared drainage system.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

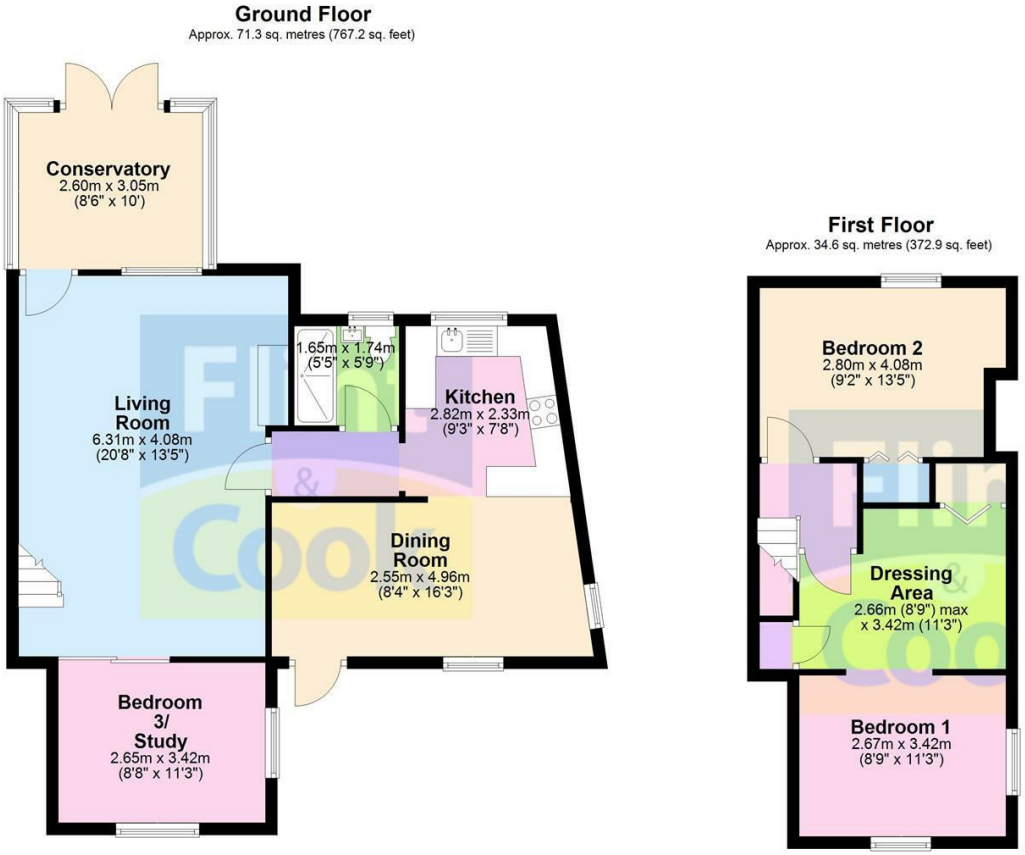
Strictly by appointment through the Agent (01432) 355455.

WILLOW CROFT CROWMOOR



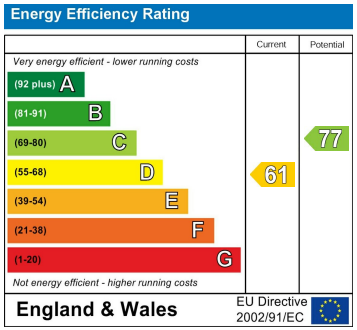






Total area: approx. 105.9 sq. metres (1140.1 sq. feet)





EPC Rating: D Hereford Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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