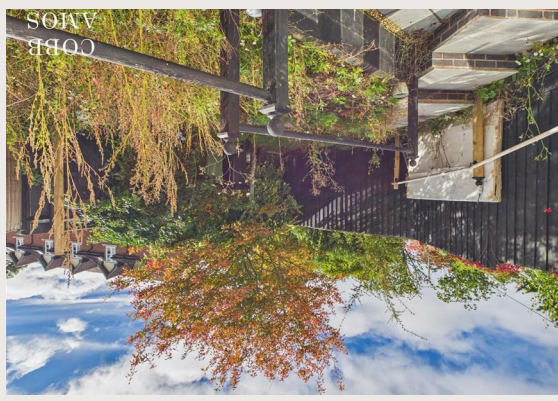


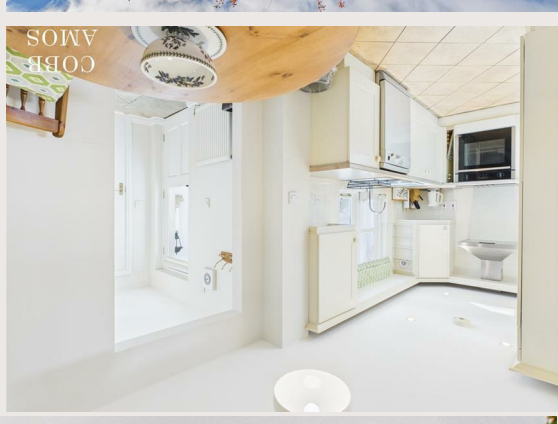














Wheatsheaf Cottage, Weobley, HR4 8SH

Price £250,000

COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Wheatsheaf Cottage
Weobley

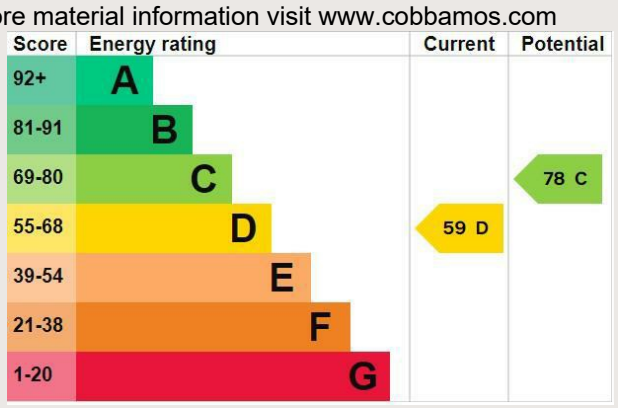
A chain free and beautifully presented, two bedroom, attached cottage situated within the highly sought after village of Weobley. Oozing 'country village' kerb appeal and boasting an enclosed rear garden and garage; viewing is highly recommended to appreciate the property on offer.

- CHAIN FREE
- CHARMING ATTACHED COTTAGE
- TWO BEDROOMS
- SHOWER ROOM & GROUND-FLOOR CLOAKROOM
- SUN ROOM
- SECURE REAR GARDEN
- GARAGE & PARKING
- SOUGHT AFTER VILLAGE LOCATION
- AMENITIES ON YOUR DOOR STEP

Please note that the dimensions stated are taken from internal wall to internal wall.



Material Information
Price £250,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: D (59)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
Located in the well serviced and sought after village of Weobley is this two bedroom, attached cottage. This charming and beautifully maintained property has accommodation comprising; entrance hall, sitting room, kitchen/breakfast room, cloak room, sun room, two bedrooms, shower room and separate garage.

Property Description
Entry begins into an entrance hallway with stairs leading to the first floor. To the left is a delightful sitting room with front aspect and a centrally positioned wood burner. Double doors lead to a kitchen/breakfast room, sun room, utility and cloakroom.

The kitchen/breakfast room is well appointed with a range of wall and floor kitchen cupboards, an electric oven, integrated fridge/freezer and housing for a dishwasher. To the far end is room for a breakfast table and there is a built in, under-stair cupboard where the water tank for the property is stored. Adjoining is access to a utility, sunroom and cloakroom. The utility room has housing for a washing machine, sink and additional cupboards for utility storage. A door leads to a cloakroom with WC, hand-basin and window.

Also accessed from the utility is a sunroom. The sunroom is an inviting room bathed in light that connects its occupants to the garden that is private and not overlooked. Double doors lead out onto a patio area that would be ideal for alfresco dining and Summer entertainment.

On the first floor are two bedrooms and a shower room. Bedroom one is a good sized double with front and side aspect and built in storage cupboard. Bedroom two has rear aspect and is currently set up as a home office with a wall of built in, floor to ceiling cupboards. This room would lend itself to becoming a dressing room/hobby space or single bedroom if required.

The shower room has a large shower cubicle, WC, hand-basin with vanity unit, chrome heated towel rail and window for added light and ventilation.

Garden, Garage & parking
Wheatsheaf Cottage benefits from having a private garden that is secure and not overlooked. It can be accessed via a pedestrian gate to the rear of the property where parking and a single garage is located.

Services
Tenure: Freehold
Services TBC
Herefordshire Council Tax Band B

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
The black and white village of Weobley is perhaps one of the most sought after and picturesque villages in the county, it is renowned locally for having a thriving community and enjoys a wealth of local amenities including shop, butchers, cafe, restaurant, pubs, hairdressers and beauticians, primary and secondary schooling. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

What3words
What3words:///converter.erupts.managers

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From Leominster take the A44 that turns into the A4112, keep going then turn left towards the village of Weobley, take the second left towards the village centre and the property can be found on the right hand side on the corner.



