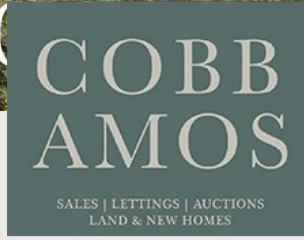




**27, Burton Wood, Weobley, HR4 8SU**  
**Price £245,000**



# 27 Burton Wood Weobley

Situated in the highly sought after village of Weobley is this well appointed, three bedroom semi-detached family home. The property sits in a generously sized plot with flexible, good sized accommodation. Having close proximity to a wide range of amenities: reputable schools, excellent eateries, doctors, dentist and a thriving community makes this home an ideal purchase for families, first time buyers or those just seeking space and a rural lifestyle.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- GENEROUS PLOT
- PARKING FOR SEVERAL VEHICLES
- TIMBER SHEDS AND WOODEN GAZEBO
- LARGE CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- SOUGHT AFTER VILLAGE LOCATION
- AMENITIES ON THE DOOR STEP
- CATCHMENT FOR WEOBLEY SCHOOLS RATED GOOD

## Material Information

**Price** £245,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** E (39)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	39 E	
21-38	F		
1-20	G		

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



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

Positioned on the outskirts of Weobley, number 27 Burton Wood is a semi-detached family home with accommodation comprising: boot room, ground-floor shower room, hall, sitting room, dining room, kitchen, pantry, conservatory, three bedrooms and family bathroom. The property also benefits from: wood-burner, oil heating, double glazing, off road parking for several vehicles, timber sheds, car port lean to, front garden and fully enclosed rear garden.

## Property Description

As traditional to rural lifestyle entry begins under the car port and through a side entrance. Here is a useful boot room where there is housing for a washing machine and access to a shower room. The shower room is ideally located for families requiring additional bathroom facilities or those with pets and outdoor hobbies and consists of: WC, hand basin, shower cubicle, radiator and tiled floor. Access is then given into an inner entrance hallway where we find the front door with porch, stairs to the first floor and entry into a dining room, sitting room and kitchen. The dining room has front aspect with a fireplace that could be re-instated if desired. This room could lend itself to becoming a second sitting room, ground-floor bedroom or home office if needed. The sitting room also has front aspect and the vendors have installed a wood-burner on slate hearth for those cooler Winter evenings. Either side of the fireplace are recesses for storage and there are double doors that lead into a conservatory erected in 2005. The conservatory cleverly brings the outdoors in giving 180 degree views of the rear garden. The view confirms what a generous plot number 27 has. It would be ideal for families, pets, keen gardeners or simply those who enjoy space and outdoor entertainment. Although currently set up with comfortable seating the room would lend itself to dining as it conveniently links back to the kitchen. The kitchen has a range of wall and base units, gas range (LPG Bottle Fed), housing for dishwasher and space for a tall fridge freezer. The vendors have cleverly added a drop leaf breakfast bar for occasional dining also. Just off the kitchen is a pantry which houses the boiler. There is shelving for pantry goods and power here.

On the first floor are three bedrooms, loft access, family bathroom and airing cupboard. The landing is well lit by a window over the stairs and has room for decorative furniture. The master bedroom has a decorative fire surround, windows to both the front and rear and room for an array of bedroom furniture. Bedroom two, a double bedroom, has front aspect, decorative fire surround and room for bedroom storage furniture within the recesses of the fireplace. Bedroom three has rear, garden aspect and is currently set up as a double bedroom. The family bathroom has a bath with shower over, hand basin and WC with vanity housing, radiator and window for added light and ventilation. The airing cupboard can be accessed from here.

## Garden

The front garden is mainly laid to lawn with hedge boundary and a wrought iron gate fronting a pathway to the main entrance.

The rear garden is of a generous size and well secured. It is primarily laid to lawn with patio areas for al fresco dining at the far end of the garden and adjoining the doors of the conservatory. There are two timber sheds for garden storage, one having windows and being a good size that could possibly become a garden room for a number of purposes: hobbies/reading? There is also a timber gazebo used for seating and well placed for enjoying quiet moments in the garden.

## Parking

There is driveway parking for several vehicles and a carport attached to the side entrance of the home.

## Services

Herefordshire Council Tax Band C  
Tenure: Freehold  
Mains electricity, water and drainage.

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 16 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

Weobley is one of the most sought after and picturesque villages in Herefordshire. The village has a thriving community and is especially popular with tourists and walkers in the summer months. Weobley has a wealth of local amenities including convenience store, hairdressers, butchers, deli, cafes, restaurants and pubs, dentist and doctors surgeries plus primary and secondary schooling and a modern village hall with lots of activities including regular showings of popular films all within walking distance of this superb property. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

## What3words

What3words://petulant.airbase.puddles

## Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Follow Hereford Road out of Weobley village until you get to the turning on your left for Weobley High School. Take the second turning for Burton Wood on your left hand side and number 27 is on the right.



