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**71 Bearcroft, Weobley, Herefordshire HR4 8TD. No Onward Chain £340,000**



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Weobley  
Herefordshire  
HR4 8TD**

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### **PROPERTY FEATURES**

- **Detached House**
- **4 Bedrooms**
- **Lounge**
- **Dining Room**
- **Fitted Kitchen/Breakfast Room**
- **Ground Floor Cloakroom/W.C.**
- **Bathroom And Separate Shower Room**
- **Garage And Parking For Vehicles**
- **Good Size And Private Rear Garden**
- **Village Location**

**To view call 01568 616666**



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Situated in a pleasant cul-de-sac in the sought after village of Weobley a detached 4 bedroomed house, oil fired centrally heated and double glazed having a reception hall, lounge, separate dining room, fitted kitchen/breakfast room, ground floor cloakroom, main family bathroom, separate shower room, a tarmac drive with parking for several vehicles to front a single garage, good size gardens, all private and not overlooked.

Weobley is a sought after village on the black and white trail with a wealth of character properties and historical building, also having a good range of shops, restaurants, bus service and schools.

Viewing of this pleasant property are strictly by appointment with the selling agents.

Full particulars of 71 Bearcroft, Weobley are further described as follows:

The property is a detached house of brick and part hung tiled elevations under a tile roof. An entrance door opens into a reception hall having lighting, power, and a panelled radiator. A door in the reception hall opens into a ground floor cloakroom/W.C. having a low flush W.C. and a wash hand basin.

From the reception hall a door opens into the lounge having a fireplace with wooden fire surround, mantle shelf over, electric fire inset lighting, power, panelled radiator, TV aerial point, window to front and double opening doors into the dining room.

The dining room having a ceiling light, power points, panelled radiator and a sliding, double glazed patio door to the rear.

A glazed panelled door from the dining room opens into the kitchen, which also has a connecting door back into the reception hall.

The kitchen is fitted with units to include an inset one and half bowl, single drainer sink unit, working surfaces, base unit under of cupboards and drawers and space and plumbing for a dishwasher. The kitchen has an inset 4 ring ceramic hob, oven with grill under, extractor hood over, tiled splashbacks, matching eye-level cupboards, and a centre island with breakfast bar. There is plenty of

room for a fridge/freezer, ceiling downlighters, power points,, panelled radiator, a door into a built-in pantry and a double glazed window to rear overlooking gardens and an adjoining orchard, (not belonging to the property).

From the reception hall a staircase rises to a half landing and turns to the main first floor having a window to side and doors off to bedrooms.

Bedroom one has a window to front, panelled radiator, lighting and power.

Bedroom two has a window to rear, panelled radiator, lighting and power.

Bedroom three has a window to rear, panelled radiator, built-in wardrobe and also a vanity wash hand basin.

Bedroom four has a window to front, lighting, power, panelled radiator and an alcove with shelving.

Off the landing a door opens into the bathroom having a suite in white of a panelled bath, vanity wash hand basin, enclosed low flush W.C., heated towel rail, window to rear and lighting.

A door off the landing opens into a shower room having a shower cubicle and lighting.

#### OUTSIDE.

The property has a tarmac driveway to front with parking for motor vehicles. Adjoining the property is a garage and a gate to the side of the garage leads around to the rear.

#### GARAGE.

The garage has an up and over front door, concreted floor, power, lighting, space and plumbing for an automatic washing machine. Housed in the garage is an oil fired Worcester boiler and a door to the rear opening into the garden.

#### REAR GARDEN.

The private rear garden backs onto an orchard laid primarily to lawns which continues around to the side of the house where there is further access through double opening wooden gates.

#### SERVICES.

Mains services, mains electricity, mains water, mains drainage, oil fired central heating and telephone to BT regulations.

## ROOMS AND SIZES

Reception Hall

Ground Floor Cloakroom/W.C.

Lounge 4.42m x 3.96m (14'6" x 13')

Dining Room 4.45m x 3.28m (14'7" x 10'9")

Kitchen 4.62m x 3.23m (15'2" x 10'7")

Bedroom One 3.56m x 3.12m (11'8" x 10'3")

Bedroom Two 3.66m x 2.64m (12' x 8'8")

Bedroom Three 2.84m x 2.74m (9'4" x 9')

Bedroom Four 2.87m x 2.18m (9'5" x 7'2")

Family Bathroom

Shower Room

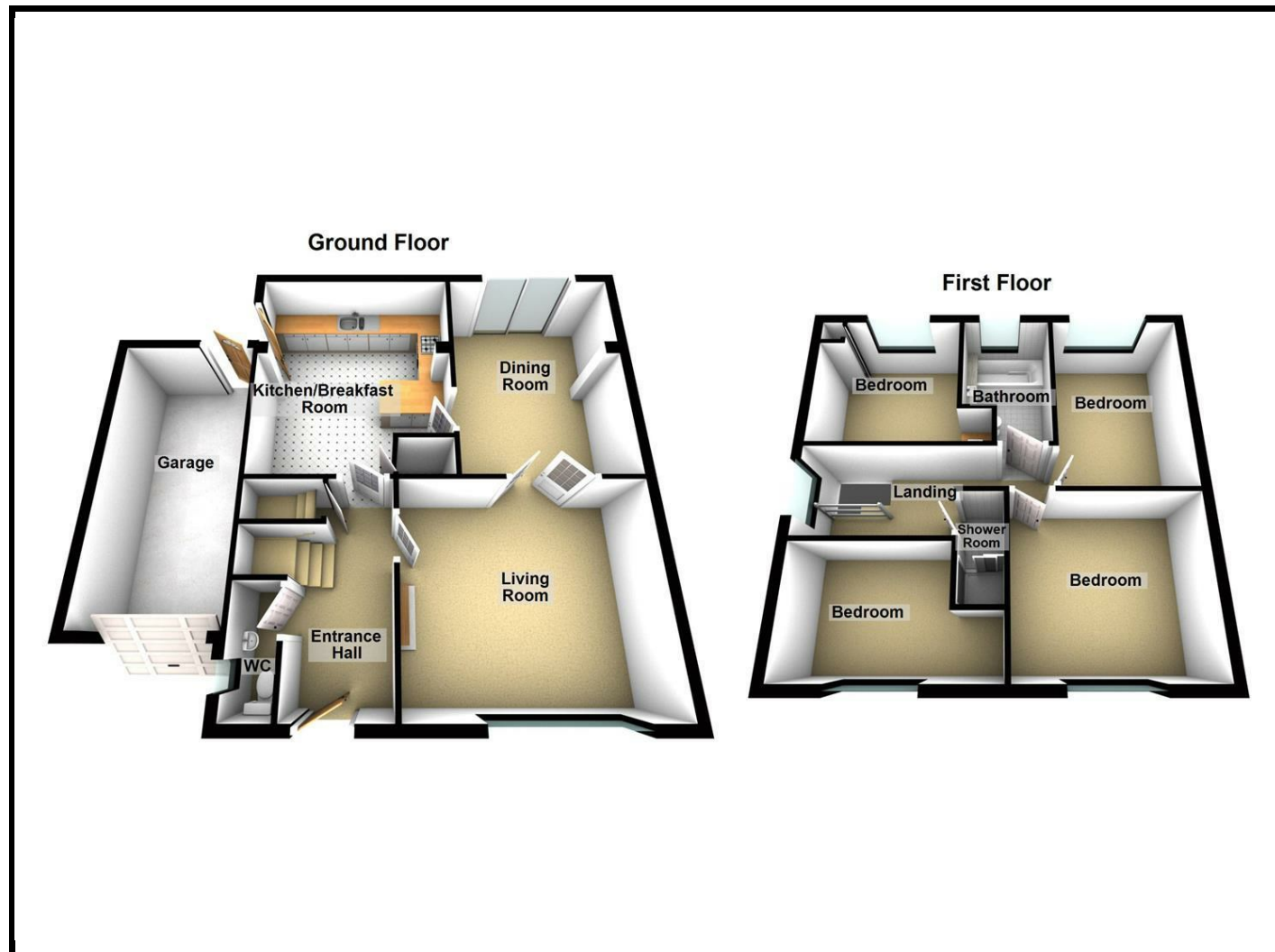
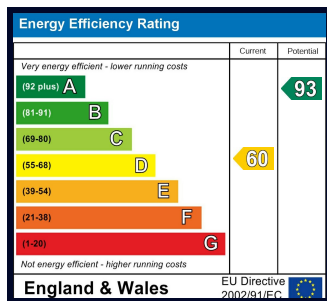
Garage 5.49m x 2.49m (18' x 8'2")

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - D

Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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