



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 22 The Grove, Shobdon, Herefordshire, HR6 9NF

*'Situated to the north of Hereford City in the popular village location of Shobdon a three/four bedroom detached family home with central heating, double glazing, off road parking, detached double garage and good size enclosed rear garden'*

**£350,000 (Freehold)**

## 22 The Grove, Shobdon, Herefordshire, HR6 9NF

### LOCATION

The property is situated in the popular village location of Shobdon. In the village are a range of amenities including local shop, primary school, public house and church. Shobdon lies to the west of the market town of Leominster where there are a further range of amenities and Hereford is located to the south with a further wider range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a three/four bedroom detached family home with ample off road parking, detached double garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, kitchen/breakfast room, cloakroom, bedroom 4/family room, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

Front aspect double glazed entrance door, front aspect double glazed window, stairs to the first floor, panelled radiator, thermostat for central heating and door to the sitting room.

##### Sitting Room

5.94m (19'6") x 3.89m (12'9") (maximum)

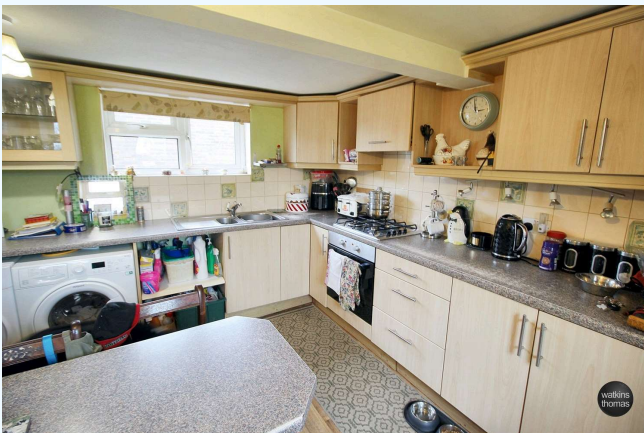
With front and side aspect double glazed windows, living flame gas fire with decorative surround, coved ceiling, door to the kitchen and rear aspect double glazed French doors giving access to the garden.



##### Kitchen/Breakfast Room

3.51m (11'6") x 3.51m (11'6")

With front and rear aspect double glazed windows, a range of units comprising stainless steel 1½ mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and gas hob with cooker hood over. Plumbing and space for washing machine, space for tumble dryer, breakfast table and rear aspect double glazed door giving access to the garden.





## 22 The Grove, Shobdon, Herefordshire, HR6 9NF

### Dining Room

3.91m (12'10") x 3.18m (10'5")

With side aspect double glazed window, panelled radiator and rear aspect double glazed French doors giving access to the garden.



### Cloakroom

With rear aspect double glazed window and low flush wc.

### Bedroom 4/Family Room

3.86m (12'8") x 3.51m (11'6")

With front and rear aspect double glazed window, coved ceiling and panelled radiator.

### ON THE FIRST FLOOR:

### Landing

With front aspect double glazed window, coved ceiling, access hatch to loft space and doors to bedrooms and bathroom.

### Bedroom 1

3.91m (12'10") (maximum) x 3.35m (11')

With side and rear aspect double glazed windows, panelled radiator and coved ceiling.

### Bedroom 2

With side and rear aspect double glazed window, panelled radiator and coved ceiling.



### Bedroom 3

3m (9'10") (maximum) x 2.49m (8'2")

With front aspect double glazed window, panelled radiator and wall mounted gas central heating boiler.

## 22 The Grove, Shobdon, Herefordshire, HR6 9NF

### Bathroom

With front and side aspect double glazed windows, suite comprising panel enclosed bath, shower cubicle with electric shower, low flush wc, wash hand basin built-into the bulk-head, partially tiled wall surround, panelled radiator and vinyl flooring.



### OUTSIDE:

To the front of the property is a lawned garden and parking area giving access to the DETACHED DOUBLE GARAGE with two double doors, power and lighting.

To the immediate rear of the property is a lawned garden with shrub borders, ornamental pond and a good sized patio to the right hand side of the garden. The garden also benefits from two useful STORAGE SHEDS. The garden is enclosed by hedging and fencing to provide a degree of privacy.





## 22 The Grove, Shobdon, Herefordshire, HR6 9NF



### COUNCIL TAX BAND D

Payable to Herefordshire Council

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford proceed out of Hereford along the Three Elms Road (A4110). Continue to and straight over the traffic lights signposted Canon Pyon. Proceed through the village of Canon Pyon and continue along the main road and upon reaching the T-junction turn right and then immediately left. Follow the road to the roundabout and take the second exit proceeding straight over. Follow the road until reaching Mortimers Cross and take the left hand turning at the crossroad signposted Shobdon. Proceed into the village of Shobdon, passing the public house and shop with village park on the left hand side. Take the left hand turning into The Grove where the property is located on the left hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

19th February 2025

ID39977

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

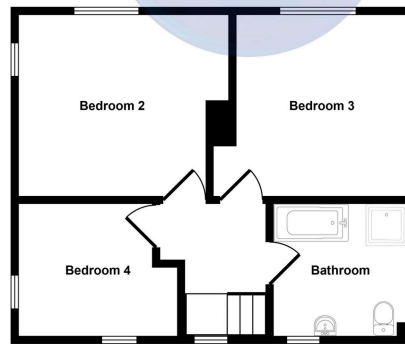
## 22 The Grove, Shobdon, Herefordshire, HR6 9NF

### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx 75 sq m / 806 sq ft



First Floor  
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.