

School Lane

Hill Ridware, Rugeley, WS15 3QN

John German





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£289,950

A fantastic fusion of traditional and contemporary design have resulted in this outstanding home with high quality open living at its heart together with immaculate presentation and stylish fittings throughout.



Located on the village edge with countryside on the doorstep, this superb semi detached house has been transformed in recent years to provide a home of exceptional style and appeal that comes with porcelain tiled floor with underfloor heating to the ground floor and bathroom, and double glazing throughout.

Entrance to this fine home is via a feature panelled door with part glazing leading into a good sized reception hall with feature tiled floor, balustraded and oak hand railed stair to the first floor and cloaks cupboard below. A modern pale grey theme of décor is to be found throughout the property.

The lounge enjoys a pleasant front facing aspect and has a feature fireplace surround with an electric log burner style fire (separate negotiation).

The epicentre of this property is the superb open plan living/dining/kitchen space which has a vaulted ceiling and skylights in part and bi-fold doors and windows in other sections of the room. There is a heated and tiled floor throughout this large contemporary space and a range of base, wall and drawer units with quartz worktops, upstand and splash back. Integrated Bosch appliances include a oven and microwave, five burner gas hob and extractor hood, integrated dishwasher and fridge freezer and an inset sink unit and mixer tap. There are ample areas for sitting and dining and there is a guest's cloakroom leading off together with a laundry cupboard that has space for a stacking washing machine and tumble dryer.

On the first floor there is a pleasant rear facing landing with oak handrail and balustrade and ladder access to an extensively boarded loft space. The master bedroom is an excellent double size and enjoys a front facing aspect together with double door access to a fitted out walk-in dressing room which also has an inner cupboard housing the gas central heating boiler. Please note that with modest alteration this dressing room could form a separate third bedroom if required.

The second bedroom is also a good double size and enjoys a front facing aspect. The family bathroom is also of style and quality and has a contemporary white and chrome suite to include a bath, walk-in double shower, low level WC, wash hand basin/vanity unit and partial tiling.

Outside the property sits behind double five bar gates and a side pedestrian gate. It has a straight and gravelled driveway together with a block paved path, sleeper edged shrubbery borders, an external double electrical socket and tap. A gated side entrance leads to a private side terrace that connects with the rear porcelain tiled patio and overlooks a good sized mainly lawned garden with border walling, stocked borders, raised vegetable beds, fenced boundaries and countryside views beyond. There is a garden tap and outside electrical double socket located on the rear external wall in addition to a double electric socket near the shed. (Shed separately negotiable).

Notes

There is a Tree Preservation Order on a Sycamore tree at the front right hand side of the property. Subject to satisfactory terms being agreed for the sale of the property, the vendor is willing to re-convert the dressing room into a third separate bedroom, if required.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

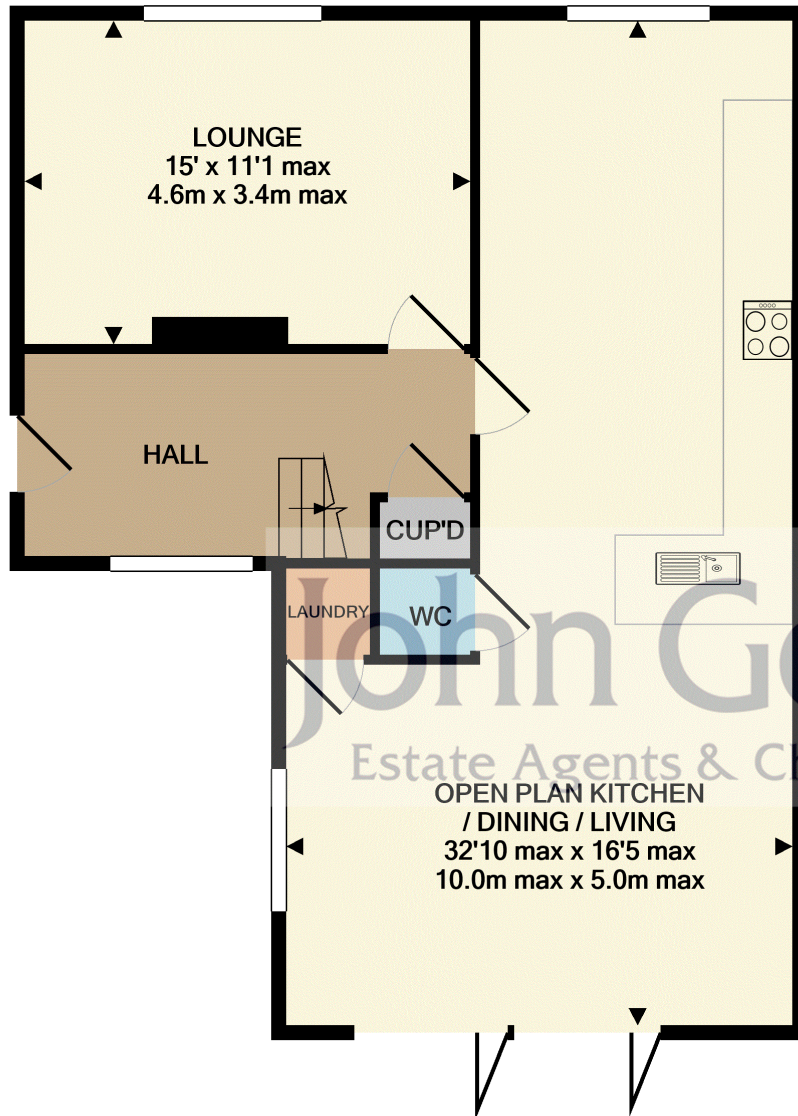
Useful Websites: www.environment-agency.co.uk www.lichfielddc.gov.uk

Our Ref: JGA/07042021

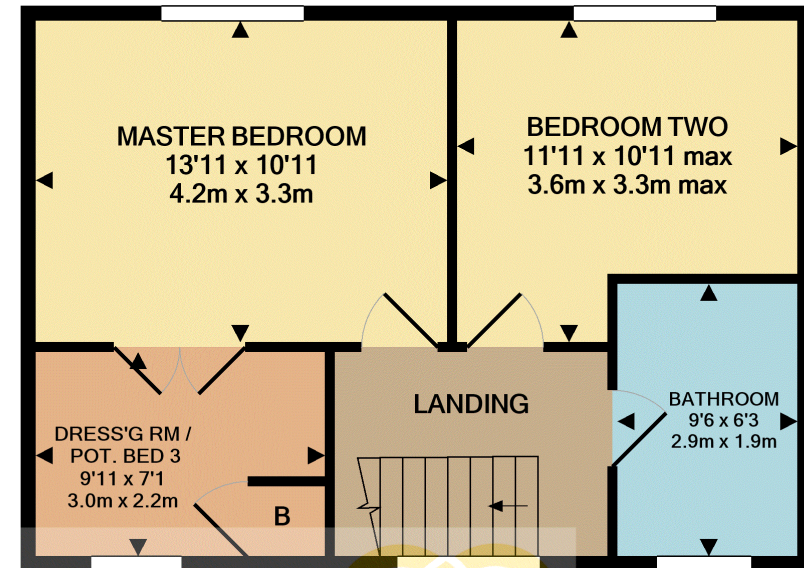
Local Authority/Tax Band: Lichfield District Council / Tax Band B







GROUND FLOOR
APPROX. FLOOR
AREA 719 SQ.FT.
(66.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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