

# The Leasow

Hill Ridware, Rugeley, WS15 3FR

John   
German





A tall, dark wood cabinet on the left side of the kitchen.

A large window with a white frame and a grey roller blind, overlooking a brick building.

A white electric kettle on the countertop near the window.

A small white jar with brown polka dots on the countertop.

A black induction cooktop on the countertop.

A stainless steel sink with a chrome faucet on the countertop.

A small wooden shelf with a potted plant and other items.

A tall, stainless steel range hood above the gas stove.



A four-burner gas stove on the countertop.

A large window with a white frame and grey curtains, overlooking a residential area.

A wooden dining table with four wooden chairs, set in the dining area.

A cylindrical pendant light with a perforated pattern hanging over the dining table.

A recessed ceiling light.

A recessed ceiling light.

A recessed ceiling light.

# The Leasow

Hill Ridware, Rugeley, WS15 3FR

£525,000

An executive detached family home positioned on a private drive within the desirable village of Hill Ridware.



This impressive detached family home built by Cameron Homes is situated within the popular and highly sought after village of Hill Ridware with an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the home is the village hall, the Chadwick Arms pub and for schooling this property falls into the catchment areas for Henry Chadwick Primary School and for secondary education it's the Hart School in the nearby town of Rugeley. The cathedral city of Lichfield has plenty of picturesque beauty spots to explore including Beacon Park and Stowe Pool and is also home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. The village is ideally situated for commuters, having convenient access to the A38, A50 and M6. From Lichfield's two train stations there are services to Birmingham and London and nearby airports include Birmingham and East Midlands.

Internally the property comprises entrance door opening into the welcoming hallway with tiled flooring, carpeted stairs rising to the first floor landing and doors off into the guest cloakroom, cosy living room and open plan lounge/dining/living space. The inviting living room has windows to the front and rear aspects, a beautiful log burning stove and carpeted flooring.

The heart of the home is the impressive open plan kitchen/dining/living area, cleverly designed offering a superb space for entertaining family and friends. The kitchen is fitted with a range of two-tone wall and base units with quartz worksurfaces over, providing lots of workspace and storage and a generous range of high-end integrated appliances. There is an additional seating area towards the end of the kitchen with doors opening out onto the rear garden and a useful utility room.

Upstairs you have a galleried landing with airing cupboard and doors leading off to the four bedrooms and family bathroom. The impressive master bedroom has a superb dressing area fitted with a range of sliding built in wardrobes providing excellent storage space and a luxury en suite shower room comprising double shower cubicle with rainfall shower, tiled surround and recessed shelf, low level WC, wash hand basin, chrome heated towel rail, tiled flooring and a window to the side aspect.

There are a further three generous double bedrooms with the second largest further befitting from its own luxury en-suite shower room. The family bathroom comprises double shower unit with mains shower, white panelled bath, tiled flooring, half tiled walls, chrome style heated towel rail and a window to the side aspect.

Outside, to the front of the property is a large block-paved driveway leading to the double garage and overlooking a beautifully maintained green to the front of the property. To the rear is the landscaped fully enclosed garden with large patio seating area, lawned garden, fantastic summerhouse with power and lighting which could be utilised as a home office or study and a large decked area with hot tub. The garden offers a great space for summer entertaining with family and friends.

**Agents note:** We understand there is a green space charge of approximately £350 per annum.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

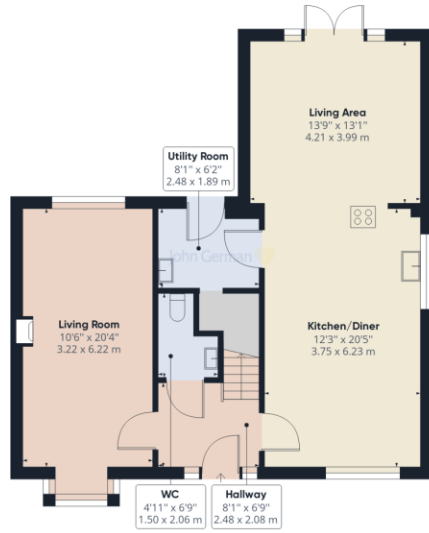
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/02052023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F







**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**  
 1980.00 ft<sup>2</sup>  
 183.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		92   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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