

Sandford Close

Hill Ridware, Rugeley, WS15 3RH

John 
German





Sandford Close

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£400,000

An impressive detached family home occupying a sought after end of cul de sac position, offered to the market with no upward chain.



This detached family home occupies a sought after end of cul-de-sac position on Sandford Close within this ever popular Staffordshire village. It is convenient for commuter routes, local leisure facilities, the local village hall and The Chadwick Arms pub. 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 has 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. The property also has the benefit of gas central heating via a combi boiler and solar panels that will transfer to the new owners. The boiler is under warranty until 2030 and the EPC has now been complete.

Internally the property comprises of a welcoming entrance hallway with stairs rising to the first floor.

There is a large living room with a focal point chimney breast housing a log burner and a bay window to the front aspect. Double doors lead into the dining room that has French doors out to the rear garden and a door leading into the kitchen.

The kitchen has recently been refitted with a contemporary range of stylish wall and base units complemented by contrasting worksurfaces, a matching island unit incorporating a breakfast/dining bar plus a range of integrated appliances. Double doors open to the rear garden.

The garage has been converted to create a versatile space currently split into a utility area and office space.

Upstairs there are four bedrooms, three doubles and one smaller single bedroom ideal as a nursery or home office. The master bedroom also benefits from having its own en suite shower and wash basin.

Completing the first floor is the family bathroom having a suite comprising P-shaped bath with shower over, low level WC, wash hand basin, heated towel rail and ceiling spotlights.

Outside to the front of the property is a large tarmac driveway providing extensive off-road parking along with the detached double garage that has a large boarded loft with a pull down ladder, offering potential to convert subject to the necessary consents. To the side of the property is a generous sized garden with shed. The fully enclosed rear garden is mainly laid to lawn with a variety of plants, trees and shrubs.

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

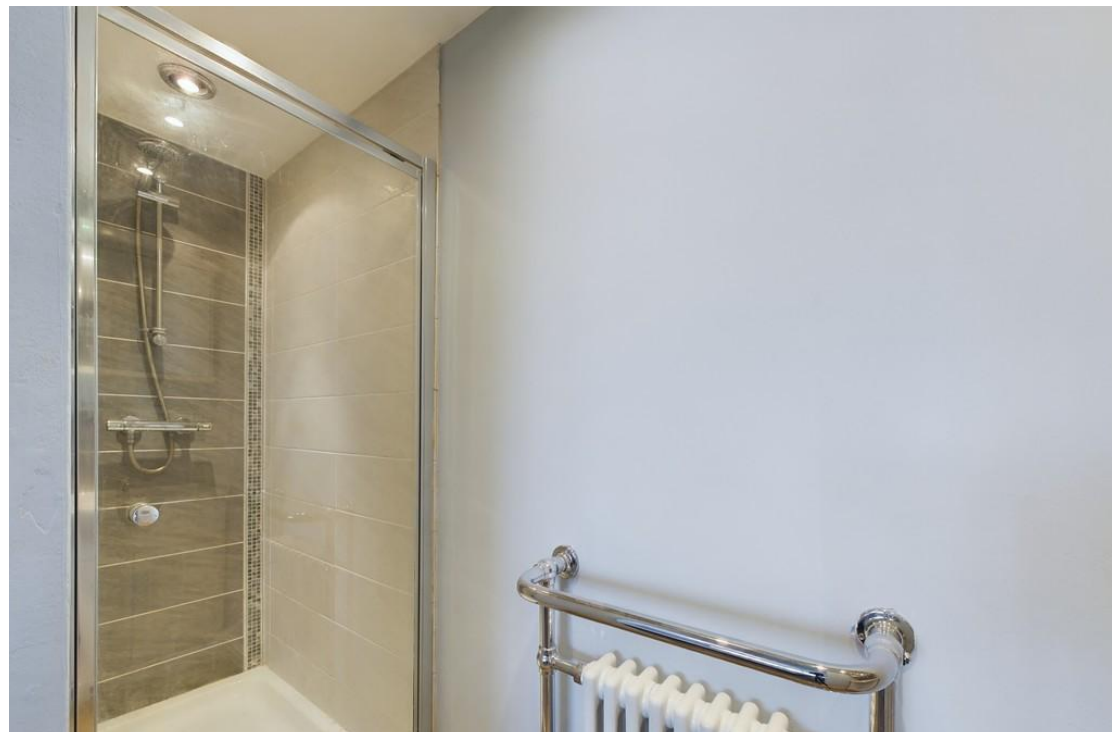
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26092023

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

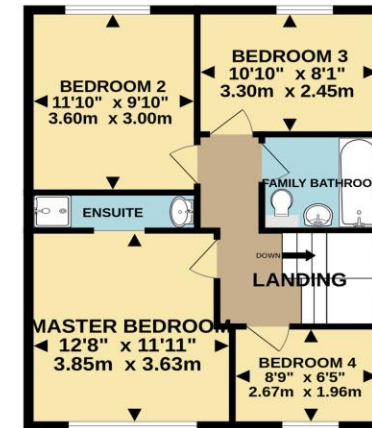




GROUND FLOOR



1ST FLOOR





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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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