

# Chadwick Crescent

Hill Ridware, Rugeley, WS15 3QW



A three bedroom semi detached house in need of updating with a potential building plot included, all enjoying country views at the rear and located in this popular village.

£235,000



John German

A cul-de-sac located, post-war semi-detached house offering great potential to update and maybe extend, subject to all the necessary consents. The house has a generous garden that overlooks fields at the rear and has a natural water course adjacent to the rear boundary.

The current owners have submitted but now withdrawn a planning application for a three bedroom detached house to be erected on the side garden. The full details of this application and responses are available online at Lichfield District Council planning department. Reference 24/00006/FUL.

Purchasers can therefore either update and enjoy the property and its garden as is or consider pursuing their own application for developing an additional house on site.

The property is gas centrally heated and double glazed and offers a hall entrance at the front that leads then into a good-sized front facing reception room which has dual aspect windows and has a gas fire and back boiler system.

Leading off the lounge is a full width dining kitchen which looks out to the rear garden and offers exciting potential to update. It currently has a dated range of units and a walk in understairs cupboard. Leading off the kitchen is a rear entrance lobby and a ground floor WC with a white two-piece suite.

The first-floor landing has an airing cupboard and access to the three bedrooms and bathroom. There is a double sized bedroom to the front and one to the rear together with a single sized bedroom also looking out to the rear.

The bathroom is in need of updating but currently offers a bath with shower over, low level WC and wash hand basin.

Outside, carport and driveway parking with double gates to the pavement edge. The overall plot size is approximately 0.12 of an acre with a mixture of lawns, mature and well stocked shrubbery and perennial borders and also includes a greenhouse and garden pathways. Small brick garden store included in the sale.

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

**Property construction:** Standard

**Parking:** Drive & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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)

[Check for flooding in England - GOV.UK \(check-for-flooding.service.gov.uk\)](https://check-for-flooding.service.gov.uk)

**Our Ref:** JGA/09072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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