



**Connells**

Uttoxeter Road  
Hill Ridware Rugeley

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Hill Ridware Rugeley WS15 3QX

for sale offers in the region of  
**£650,000**



### Property Description

Connells are thrilled to market this wonderful opportunity to purchase a stunning character property in the picturesque village of Hill Ridware. Enjoying a wealth of character throughout and ready to be loved by it's next owners!

Briefly comprising of an entrance hall, living room, study, guest w/c, dining room, kitchen, utility room, conservatory and stairs to first floor landing. Off the first floor, This home offers four brilliant sized bedrooms, with master having an en suite shower room, and a family bathroom. The rear garden offers access via a gate to the fore with parking and a double garage. Externally the property boasts a well-maintained garden to front, with entrance to the front and off street parking to the side and rear.

Hill Ridware is a beautiful, small village on the outskirts of Armitage and Handsacre. A short drive from Lichfield City Centre. Located in close proximity to Hill Ridware Village Hall and many local shops and amenities. Great travel links to the A38 and into Rugeley and Lichfield.



### Guest W/C

### Lounge

22' 4" x 12' 5" ( 6.81m x 3.78m )

### Dining Room

14' 6" x 10' 3" ( 4.42m x 3.12m )

### Study

9' 7" x 9' 7" ( 2.92m x 2.92m )

### Conservatory

11' 7" x 7' 8" ( 3.53m x 2.34m )

### Breakfast Kitchen

15' 9" x 14' 6" ( 4.80m x 4.42m )

### Utility

9' 7" x 9' 1" ( 2.92m x 2.77m )

### First Floor Landing

### Master Bedroom

22' 4" MAX x 12' 5" ( 6.81m MAX x 3.78m )

### En Suite Shower Room

### Bedroom Two

14' 6" MAX x 10' 4" ( 4.42m MAX x 3.15m )

### Entrance Hall

### Bedroom Three

15' 9" x 14' 4" ( 4.80m x 4.37m )

### Bedroom Four

9' 8" x 9' 1" ( 2.95m x 2.77m )

### Family Bathroom

### Front And Rear Gardens

### Double Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax  
 Band: Deleted

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD311833](http://connells.co.uk/Property/LFD311833)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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