



- POPULAR LOCATION
- UPVC DOUBLE-GLAZED
- GAS CENTRALLY HEATED
- GUEST CLOAKROOM
- CONSERVATORY

12 Sandford Close, Hill Ridware, Staffordshire, WS15 3RH

£319,995

This four bedroomed family home in popular location benefits from UPVC double-glazing and Gas central heating. Entrance Hall, Guest Cloakroom, Lounge, Dining Room, Conservatory, Kitchen. First Floor Landing, Master Bedroom with Open Plan Ensuite, Further Three Bedrooms and Family Bathroom. Large shared driveway providing off-road parking and access to the SINGLE GARAGE. Established gardens to front and rear. EPC Rating D.



Property Description

ENTRANCE HALL approached via a composite front entrance door. Ceiling light point, dado rail, covered radiator, understairs storage cupboard, laminate flooring and stairs leading to first floor.

GUEST CLOAKROOM comprising of a close-coupled wc and vanity hand wash unit. Ceiling light point, useful storage cupboard, laminate flooring and UPVC double-glazed window to side elevation.

LOUNGE 21' 4" x 12' 3" (6.5m x 3.73m) having a feature plaster fire surround with marble hearth and open fire. Two ceiling light points, coving, two radiators one having a radiator cover, solid bruce flooring, UPVC double-glazed bay window to front elevation and glazed French doors leading to Dining Room.

DINING ROOM 9' 8" x 9' 4" (2.95m x 2.84m) having ceiling light point, coving, wall mounted light point, solid wood bruce flooring and UPVC double-glazed Patio door into Conservatory.

CONSERVATORY 9' 11" x 8' 8" (3.02m x 2.64m) constructed with a brick base and UPVC double-glazed windows with French doors leading to the rear garden. Ceiling light point and power points.



KITCHEN 14' 2" x 10' 10" (4.32m x 3.3m) fitted with a range of matching wall and base units having an inset stainless steel sink unit with drainer and mixer tap. Integrated appliances of NEFF appliances of twin electric ovens, Neff gas hob with extractor hood over and SMEG dishwasher. Concealed spotlights to ceiling, coving, part tiled walls, radiator, space for fridge freezer, tiled flooring, UPVC double-glazed window to rear and UPVC double-glazed door into the garage.



FIRST FLOOR LANDING approached via staircase from Entrance Hall. Ceiling light point, access to loft space, dado rail and UPVC double-glazed window to side elevation.

BEDROOM ONE 12' 10" x 10' 10" (3.91m x 3.3m) having fitted double wardrobes providing ample hanging and storage space. Ceiling light point, concealed spotlights to ceiling, coving, airing cupboard housing the hot water cylinder, radiator and UPVC double-glazed window to front elevation.

OPEN PLAN ENSUITE comprising of a vanity hand wash unit with mirror and shower cubicle with overhead Aqualisa power shower with part tiled walls.



BEDROOM TWO 11' 11" x 11' 9" (3.63m x 3.58m) again with fitted wardrobe and dressing table. Ceiling light point, coving, radiator and UPVC double-glazed window to rear elevation.

BEDROOM THREE 10' 11" x 7' 11" (3.33m x 2.41m) having ceiling light point, coving, radiator and UPVC double-glazed window to rear elevation.

BEDROOM FOUR 8' 8" x 6' 4" (2.64m x 1.93m) with ceiling light point, fitted shelves, radiator and UPVC double-glazed window to front elevation.



BATHROOM comprising of a close-coupled wc, vanity unit with inset hand wash basin with granite worktop, a free standing bath with mixer tap and shower attachment. Walk-in double shower with overhead power shower with rainfall feature and body jets. Concealed spotlights to ceiling, extractor fan, full panelled walls, heated towel rail, slate flooring and UPVC double-glazed window to side elevation. It is worth noting the window sills are granite.

OUTSIDE The front of the property is set back from the road having well established shrubs, trees and gravelled area. A shared driveway provides off-road parking and leads to the SINGLE GARAGE with up and over door with lighting and power points. A side gate leads to the enclosed rear garden which is again mainly laid to lawn with mature trees and shrubbery. The garden area has three tiered sections of a paved patio area with lighting, small seating area with pergola and a further paved area with a summer house and shed.

SINGLE GARAGE having an up and over door, power and electrics and wall mounted gas central heating boiler. The rear of the garage is currently being used as a laundry area, having wall and base units, plumbing and space for washing machine, tumble dryer and fridge freezer. UPVC double-glazed window to side elevation and UPVC double-glazed door to Rear Garden.

AGENTS NOTES The garage is not full size due to the laundry room

COUNCIL TAX

We understand the council tax to be band D

TENURE

We are advised by the Vendor that the property is FREEHOLD. References to the Tenure of a property are based on information supplied by the Seller. We have not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitors. You can also log on to www.landregisteronline.gov.uk

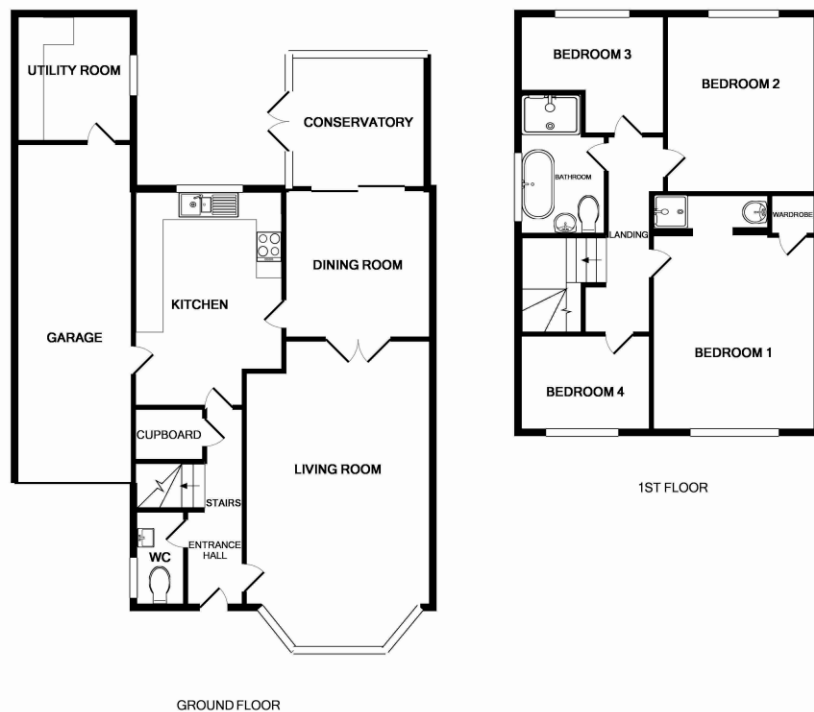
DIRECTIONAL NOTE

From our office proceed along Elmore Lane and at the mini island take the right exit of onto Market Street. Turn right to stay on Station Road, at roundabout take second exit. Turn right on to Blithbury Road, then turn right on to Stonyford Lane, Bear right on to B5014 then

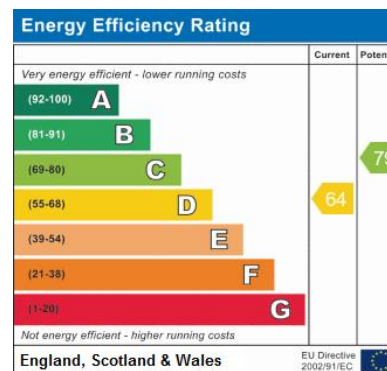
turn left on to Sandford Close where the property can be found denoted by our For Sale Board.



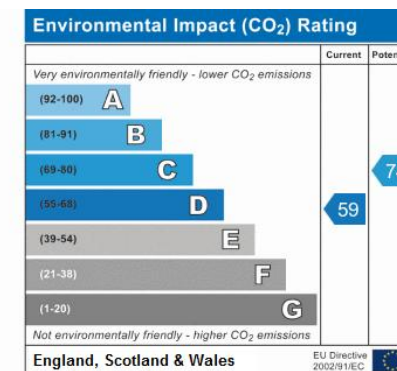




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Address:
12 Sandford Close



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Globe House, Upper Brook Street, Rugeley, Staffordshire. WS15 2DN

01889 583377 (phone) 01889 586633 (fax)

Email: sales@cresidential.co.uk Website: www.cresidential.co.uk

VAT No: 794 8967 40 Co Reg No: 4451994