

Oaklands Close

Hill Ridware, Rugeley, WS15 3RJ

John 
German





Oaklands Close

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£339,000

A really well designed three bedroom detached house with southerly facing rear garden, tandem double garage and wide block paved driveway.

Located in this popular Staffordshire village, convenient for Lichfield and Rugeley.



Located in this popular village and within an established development of detached properties, Oaklands Close would make a great property for both upsizers and downsizers and offers much scope for further development or personalisation to your own requirements. The property is gas centrally heated and uPVC double glazed and offers a recessed storm canopy with front main door leading into a spacious reception hall with stairs to first floor and access to a two-piece guest cloakroom.

Leading off the hall is an excellent front facing lounge with bay window, traditional brick and gas coals fire and access in turn to a separate but well proportioned dining room that overlooks the rear garden. Also leading off the hall is a comprehensively fitted kitchen with a range of cream front base and wall units, contrasting worktops and splashback tiling, fitted sink unit, double oven and microwave, gas hob and extractor hood, dishwasher and space for a fridge/freezer. Leading off the kitchen is a tandem double garage that leads in turn to a fitted utility room.

The first-floor landing has a side facing window and airing cupboard and gives access to the three bedrooms and family bathroom. Bedroom one is a front facing double room with three-piece en suite shower room leading off. Bedroom two is a double sized rear facing room and bedroom three would make an ideal children's bedroom or study. The family bathroom has a side facing window, is part tiled and offers a bath, wash hand basin and low-level WC.

Outside, tandem double garage with up and over door, rear personal door to the kitchen and utility room, electric, light and power points and gas wall mounted central heating boiler. Block paved driveway in front of the garage and pedestrian access to the rear garden. The front and rear gardens are of a comfortable and easily manageable size with the main areas being lawned together with a patio area, shrubbery borders and fenced boundaries. The rear garden also enjoys a sunny southerly orientation.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband and 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 C

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

www.lichfielddc.gov.uk

Our Ref: JGA/13092024

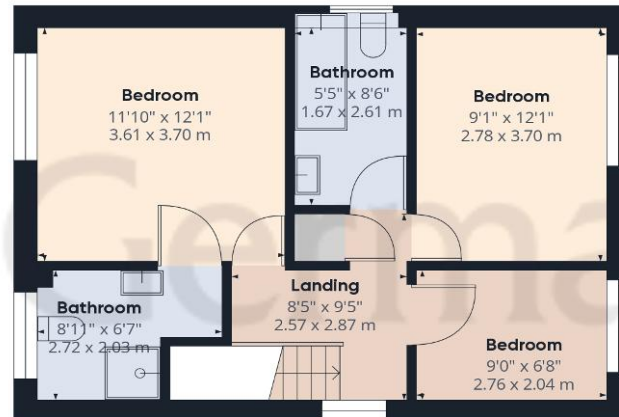
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1279.94 ft²

118.91 m²

Reduced headroom

14.32 ft²

1.33 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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



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