

Ridgewood Drive

Hednesford, Cannock, WS12 1DY

John
German





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Offers in excess of £300,000

An attractive three bedroom detached family home nestled at end of a private drive with gorgeous countryside views from the newly landscaped rear garden.



John German 

John German are delighted to offer to the market this superbly appointed three bedroom detached family home built situated at the end of Ridgewood Drive, a small development of homes built in 2017 by developers Ridgewood Homes. Located just off Littleworth Road close to Cannock Chase and within easy reach of shops and facilities in Cannock. For local schooling this property falls into the catchment area for Heath Hayes Primary Academy and for secondary education, the house falls within the catchment area of Kingsmead Academy. For those who enjoy outdoor exercise, Hednesford Hills Local Nature Reserve is situated just a few minutes' walk away and Cannock Chase, an area of outstanding natural beauty is just a short drive away.

Welcome to Ridgewood Drive - A superbly presented three bedroom detached family home comprising of a composite entrance door opening into the welcoming entrance hallway with herringbone style flooring, carpeted stairs rising to the first floor landing, useful storage cupboard and doors leading off into the guest WC and the open plan kitchen/dining/living space.

Having recently had work carried out by the current owners, the heart of the home is the impressive open plan kitchen/dining/living space, cleverly designed and planned with modern family living in mind with a superb kitchen fitted with a range of matching wall and base units with work surfaces over, useful breakfast bar space and integrated appliances include an oven, microwave, dishwasher, four burner gas hob with extractor above, space for an American style fridge freezer and an inset matt black sink with drainer and mixer tap over. There are spotlights to the ceiling, uPVC double glazed window to the front aspect and herringbone effect flooring that flows into the living/dining space which has a useful understairs storage cupboard, media wall housing an electric fire and space for a television and speakers, vertical grey radiator and large uPVC double glazed French doors with glazed side panels opening out onto the rear garden.

Upstairs there are three well-proportioned bedrooms, the impressive master bedroom has a Juliet balcony offering stunning views across the countryside to the rear, carpeted flooring, ceiling light point, walk in wardrobe space and its own en-suite shower room.

Bedroom two is a further double bedroom currently utilised as a dressing room with carpeted flooring, ceiling light point and a uPVC double glazed window to the front aspect. Bedroom three is a slightly smaller single bedroom that would create an ideal nursery or even home office for those looking to work from home.

The family bathroom comprises of low level WC, wash hand basin with tiled splashback, chrome style heated towel rail, spotlights to the ceiling and a white panelled bath with tiled surround and mains shower over with shower screen.

Outside to the front of the property is two allocated parking spaces and recently laid porcelain tiles leading to the front door, to the side of the property and around to the rear garden.

To the rear, the current owners have recently had the garden landscaped with a large porcelain tiled patio seating area perfect for entertaining family and friends, garden shed, steps leading down to a astro-turf lawned area all enjoying breathtaking countryside views to the rear.

Note: There is an estate charge of £300 per annum paid to Ridgewood Property Management Ltd.

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: Off road

Electricity supply: Mains

Water supply: Mains

Heating: Gas

Sewerage: Drainage is to a communal tank for this private development that is then pumped into mains sewerage.

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

Broadband type: Fibre

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

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

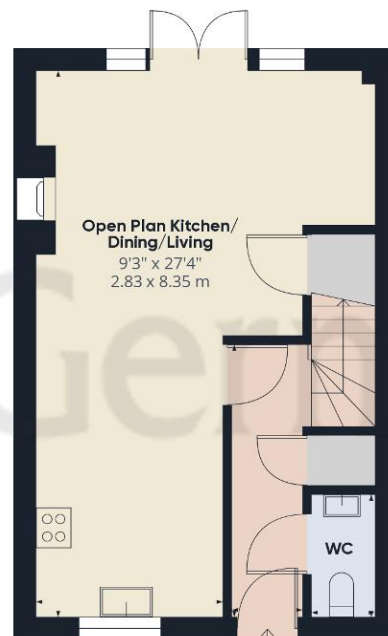
Local Authority/Tax Band: Cannock Chase District Council / Tax Band C

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

Our Ref: JGA/18092024





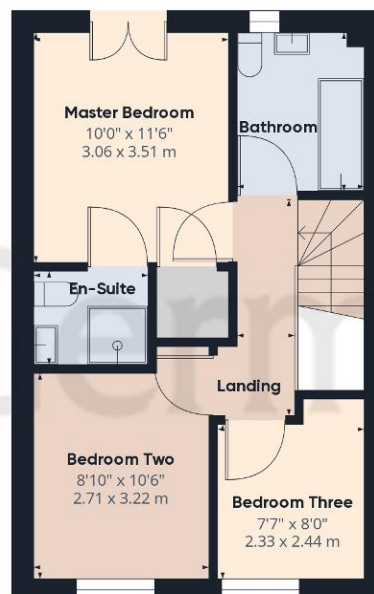


Ground Floor

Approximate total area⁽¹⁾

859.93 ft²

79.89 m²



Floor 1

(1) Excluding balconies and terraces

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

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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



