

A very well presented semi-detached family home located in the popular Staffordshire village of Hill Ridware offered to the market with no upward chain.

£290,000





This impressive semi-detached family home is positioned on Uttoxeter Road within the popular and highly sought after village of Hill Ridware with an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the home is the village hall, the Chadwick Arms pub and for schooling this property falls into the catchment areas for Henry Chadwick Primary School and for secondary education it's the Hart School in the nearby town of Rugeley. The cathedral city of Lichfield has plenty of picturesque beauty spots to explore including Beacon Park and Stowe Pool and is also home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. The village is ideally situated for commuters, having convenient access to the A38, A50 and M6. From Lichfield's two train stations there are services to Birmingham and London and nearby airports include Birmingham and East Midlands.

Internally the property comprises of a newly installed composite entrance door opening into the welcoming hallway with laminate wooden effect flooring, large useful storage cupboard, carpeted stairs rising to the first floor landing and doors leading off to the ground floor accommodation. To your right you have the spacious dual aspect lounge/diner with modern grey laminate effect flooring, two ceiling light points, uPVC double glazed window to the front aspect, uPVC double glazed sliding doors leading out to the rear garden and a brick fireplace housing the log burner set on a tiled hearth, perfect for those cosy winter nights.

The second reception room is a superb versatile space and could be used for a range of needs from a home office or study for those looking to work from home, to a home gym or even a snug room. It has a uPVC double glazed window to the front aspect, laminate wooden effect flooring and an arched opening leading into the breakfast kitchen. The impressive kitchen has an extensive range of matching high gloss units with contrasting wooden effect worksurfaces over, tiled flooring, spotlights to the ceiling, uPVC double glazed window and door overlooking and giving access out to the rear garden.

Upstairs there are three well proportioned bedrooms, two generous doubles and one single bedroom ideal as a nursery, study or home office. All bedrooms are serviced by the modern family bathroom comprises a modern suite of L-shaped bath with rainfall shower over, low level WC, wash hand basin, a chrome style heated towel rail, spotlights to the ceiling and two obscured u PVC double glazed windows to the rear aspect.

Outside to the front of the property is a block paved driveway providing off-road parking for two vehicles and a small lawned garden. To the rear is a large block-paved patio seating area and lawned garden.

**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: Traditional

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

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

Broadband type: Fibre

See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Local Authority/Tax Band: Lichfield District Council / Tax Band C

 $\textbf{Useful Websites:} \ \underline{www.gov.uk/government/organisations/environment-agency}$ 

Our Ref: JGA/22042025

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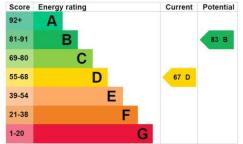
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