

Oaklands Close

Hill Ridware, Rugeley, WS15 3RJ

John German



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£400,000

A tastefully presented and superbly appointed spacious family home nestled on a corner plot within the ever desirable village of Hill Ridware.



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This spacious three bedroom detached family home occupies a delightful corner plot on Oaklands Close within the highly sought-after Staffordshire village of Hill Ridware. The village has an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the home is the village hall, primary school, and The Chadwick Arms pub. 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 including Birmingham and East Midlands.

Internally, the property has been vastly upgraded and improved by the current owners to create this light, modern and spacious detached family home. The entrance door opens into the porch which in turn has a UPVC door opening into the hallway, with wooden style effect flooring, carpeted stairs rising to the first floor landing and doors leading off to the ground floor cloakroom, living room and open plan kitchen/diner. The guest cloakroom comprises low level WC, wash hand basin with vanity unit below, chrome style heated towel rail, and obscured UPVC window to the front aspect.

The warm and welcoming living room has a feature electric fireplace, carpeted flooring, two ceiling light points, and a UPVC double glazed window to the front aspect. The heart of the home is the impressive open plan kitchen/diner which is fitted with an extensive range of matching sage green wall and base units, with contrasting wooden style work surfaces over and range of integrated kitchen appliances. There are tiled splashbacks, wooden style flooring, feature radiator, spotlights to the ceiling, two UPVC double glazed windows to the rear aspect and a door leading into the family room. The family room is a spacious, yet versatile second reception room which could be used as a superb play room, home office or snug. Accessed from the family room is the utility room, which in turn provides access to the rear garden.

Upstairs, there are three well proportioned bedrooms; two spacious double rooms and one large single bedroom. All three bedrooms benefit from fitted wardrobes, whilst the master bedroom further benefits from both air conditioning and its own large en-suite shower room. The other two bedrooms are serviced by the family bathroom which comprises of a white panelled bath, low level WC, wash hand basin and an obscured UPVC double glazed window to the side aspect.

Outside, to the front of the property is a tarmac driveway providing off-road parking for three vehicles and giving access into the integral garage, which has an up and over door, power and lighting. There are also well maintained front and side gardens. To the rear of the property is a very well presented and maintained rear garden with decked seating area, lawned garden and a variety of plants and shrubs.

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

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

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

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

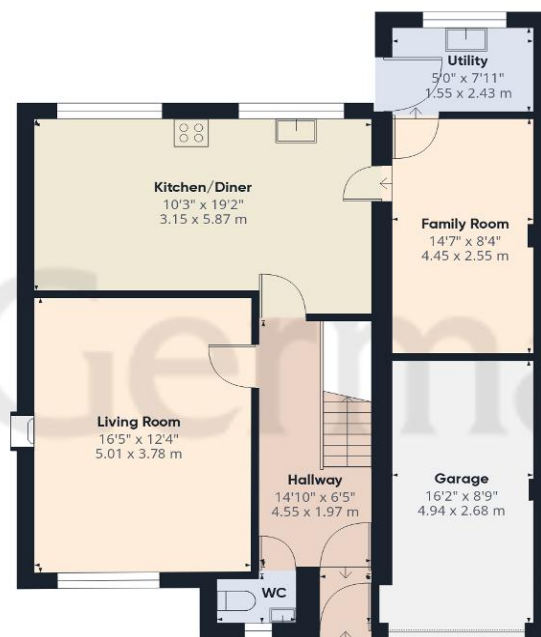
Local Authority/Tax Band: Lichfield District Council / Tax Band D

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

Our Ref: JGA/23102025





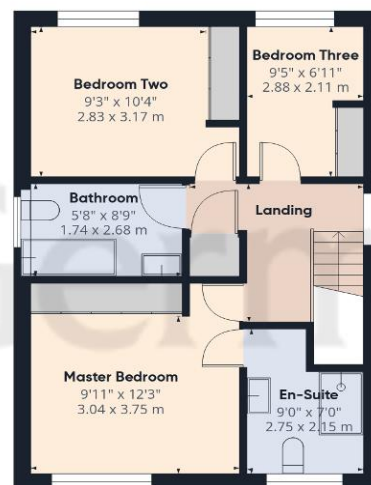


Ground Floor

Approximate total area⁽¹⁾

1336 ft²

124 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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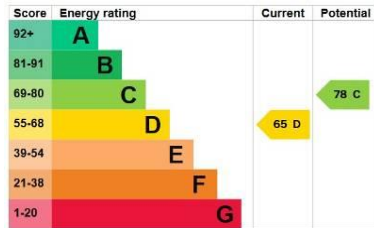
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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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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