



Little Steading, Blithbury Road, Hamstall Ridware, WS15 3RR

Enjoying a tranquil setting in this popular countryside village is Little Steading, an attractive detached family home benefitting from recently upgraded interiors, four bedrooms and an established garden plot. Enjoying an open rural aspect to the rear, Little Steading forms part of a bespoke development of just three properties and has been beautifully maintained by the existing vendors with modernisations to include foam insulation to the entire property, a refitted en suite and family bathroom and new combi boiler in 2018. The interiors comprise briefly porch, reception hall, two reception rooms plus conservatory, breakfast kitchen and

cloakroom to the ground floor, with four bedroom serviced by a master en suite and family bathroom. Outside, the property is set at a slightly elevated position back from the lane. Established gardens extend to a generous size at the rear enjoying an open aspect over farmland to the rear, and there is parking and a detached double garage to the front.

The rural village of Hamstall Ridware is nestled within picturesque Staffordshire countryside, with the village home to amenities including the Shoulder of Mutton pub, a private fishery and historic village church. The Cathedral City of Lichfield is easily accessible,

being home to an excellent array of shopping and leisure facilities and nearby commuter routes include the A515, A38 and M6 Toll provide convenient access to towns and cities including Burton on Trent, Lichfield, Birmingham and Derby. Rail connections can be found in Lichfield providing direct access to Birmingham and London and the International airports of Birmingham and East Midlands are also within an easy drive. A good selection of schools are available including Henry Chadwick Primary school and The Friary School in Lichfield, with independent schools close by including Smallwood Manor and Repton.

- Attractive Detached Family Home
- Tranquil Village Setting
- Modern Interiors with Potential to Extend/Remodel (STPP)
- Two Reception Rooms & Conservatory
- Modern Breakfast Kitchen
- Reception Hall, Porch & Cloakroom
- Four Bedrooms (Three Doubles) Modern Bathroom & Refitted En Suite
- Detached Double Garage & Parking
- Generous Gardens
- Open Rural Aspect to Rear
- Idyllic Setting in Rural Village
- Well Placed for Local Amenities & Commuter Routes





Steps rise to the front door which in turn opens into the **Porch**, having Karndean flooring and windows to either side. Leading in turn into:

**Reception Hall** 3.74 x 1.95m (approx. 12'3 x 6'4)  
An attractive welcome to this family home, having engineered oak flooring, staircase rising to the first floor accommodation with recessed storage below, and doors opening into:

**Lounge** 5.18 x 3.3m (approx. 17'0 x 10'10)  
a spacious reception room having engineered oak flooring and a feature brickwork fireplace with open chimney, offering potential for the installation for a wood burning stove. Double doors open through to:

**Conservatory** 3.64 x 2.94m (approx. 11'11 x 9'7)  
Double doors open out to the gardens and the conservatory has tiled flooring and windows overlooking the established gardens

**Dining Room** 3.7 x 2.4m (approx. 12'2 x 7'1)  
Another beautifully presented reception room having window to the rear aspect and engineered oak flooring

**Breakfast Kitchen** 5.6 x 2.6m (approx. 18'4 x 8'7)  
The kitchen comprises a range of modern wall and base units with granite worksurfaces over, housing an inset one and a half sink with fitted waste disposal and boiling water tap, space for washing machine and integrated appliances including dishwasher and fridge freezer. The units house a pull out larder cupboard and a recess with space for a range cooker, and the worktops extend to one side to create a breakfast bar with space for stools below. There is a window to the front with a pleasant outlook over the village, a door open out to the rear gardens, and the kitchen has Karndean flooring throughout

**Cloakroom**  
A large guests WC also housing ample storage space for coats and shoes, having Karndean flooring, pedestal wash basin and WC, and an obscured window to the front



At the half landing, a feature stained glass window faces the front aspect and the stairs continue to the first floor **Landing**, where there is another window enjoying a pleasant outlook over the lane and towards countryside beyond. Access via a drop down ladder rises to the insulated and boarded loft space, and doors open into:

**Master Bedroom** 3.92 x 3.3m (approx. 12'10 x 10'10)

A spacious principal bedroom having a window to the rear with idyllic garden views and a range of fitted bedroom furniture including wardrobes and a dressing table. With private use of:

**En Suite** 2.26 x 1.2m (approx. 7'5 x 3'10)

Refitted in 2021, the en suite is fitted with a contemporary suite having wash basin set to vanity unit, WC and double cubicle with Hansgrohe shower, with tile effect wall boards, Karndeane flooring, a dual fuel chrome heated towel rail, fitted mirror with vanity lighting and an obscured window to the side

**Bedroom Two** 3.7 x 2.43m (approx. 12'1 x 7'11)

Another good sized double having window to the rear with garden and countryside views

**Bedroom Three** 3.15 x 2.62m (approx. 10'4 x 8'7)

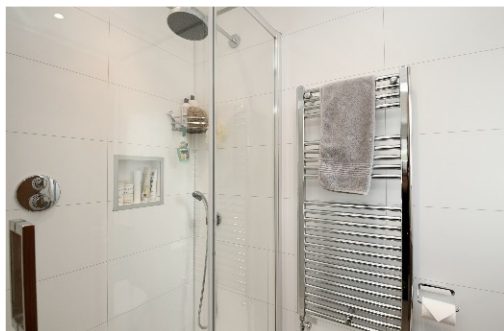
A third double room having window to the rear

**Bedroom Four** 2.4 x 1.75m (approx. 7'10 x 5'8)

An ideal study, nursery or single bedroom, having window to the front

**Bathroom** 2.17 x 1.75m (approx. 7'1 x 5'8)

A modern suite comprises pedestal wash basin, WC and bathtub with shower unit over, having Karndeane flooring, tiled walls, a chrome heated towel rail and an obscured window to the front









### Outside

Little Steading is set at a slightly elevated position, having steps rising to the front door and well tended lawned gardens to either side. There is gated access into the rear garden, and a paved pathway leads to the garage and to an allocated parking space

### Detached Double Garage 5.08 x 4.92m (approx. 16'8 x 16'1)

With manual entrance doors, a courtesy door into the rear garden, power and lighting. The loft is boarded out to provide additional storage space and there is an electric vehicle charging point fitted to the exterior of the garage

### Established Gardens

Extending to a generous size, the rear gardens is laid to a paved terrace, extensive lawns and mature hedging and trees. To the top of the garden tranquil countryside views can be appreciated, and the property benefits from exterior power, lighting and a water point. The garden excellent potential to extend the property (subject to relevant planning consent) without encroaching on the superb plot size



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	70   C
39-54	E		
21-38	F		
1-20	G		

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.