



Connells

Uttoxeter Road
Hill Ridware RUGELEY

Uttoxeter Road
Hill Ridware RUGELEY WS15 3QT

for sale
£550,000



Property Description

****WOW****

****UTTERLY UNIQUE AND SIMPLY STUNNING****

****ENJOY A RURAL SETTING IN SOUTH STAFFORDSHIRE****

Viewing is highly recommended to appreciate the beauty of this cottage.

****CALL CONNELLS LICHFIELD CITY TODAY TO ARRANGE YOUR VIEWING SLOT****

****CONNELLS ESTATE AGENTS OFFER FREE HOME VALUATIONS****

Set in the idyllic Staffordshire village of Hill Ridware, this beautiful detached chocolate box style cottage will delight all viewers. Built in 1855, the cottage sits right in the centre of the village, offering a picture postcard kerb appeal with its imposing double gates. The property is entered through a porch straight into a huge reception hallway with space for a study and a log burner for those cosy winter evenings. From here you may enter the lounge with its period features and another log burner. An open plan kitchen/diner is located opposite the lounge with solid oak floors and a re fitted kitchen which leads through to the orangery which is bright and modern and offers access via the bi fold doors into the private rear garden. To the first floor the property has been converted from a small three bed into a two double bedroom residence with a family bathroom featuring a wet room. The front garden features ample parking behind private gates and to the rear there is an extensive garden with a lovely patio area and your very own bar.

Entrance Porch

Entrance Hall

16' 3" MAX x 11' 8" (4.95m MAX x 3.56m)

Beautiful entrance hallway with log burner and space for a study area

Lounge

14' 8" x 16' (4.47m x 4.88m)

FEATURING A LOG BURNER

Orangery

18' 1" x 12' 9" (5.51m x 3.89m)

LOVELY BRIGHT AND OPEN SPACE LEADING FROM THE KITCHEN DINER. WITH BI FOLD DOORS LEADING TO A PRIVATE ENCLOSED REAR GARDEN

Kitchen/Diner

24' 9" x 11' 6" (7.54m x 3.51m)

WITH SOLID OAK FLOORING LEADING INTO THE ORANGERY

Guest W/C

First Floor Landing

Bedroom One

12' 3" x 11' 9" (3.73m x 3.58m)

WITH BUILT IN WARDROBES AND PERIOD FEATURES

Bedroom Two

16' 3" x 8' 5" (4.95m x 2.57m)

Bathroom

WALK IN SHOWER WITH W/C AND SINK

Front Garden

WITH AMPLE PARKING BEHIND A GATED ENTRANCE AND LAWN AREA

Rear Garden

FEATURING ITS VERY OWN GARDEN BAR WITH PATIO AREA AND LAWNS WITH ACCESS TO THE FRONT VIA GATE









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311776



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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