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**The Maltings | Hill Ridware, Rugeley | WS15 3FJ**

**Offers In The Region Of £439,995**



## Summary

\*\*\* Unexpectedly back on the market \*\*\*

Webbs Estate Agents are thrilled to offer for sale this stunning show home condition, double fronted, executive family home. Located on a wonderfully modern development in the heart of the Staffordshire Countryside, this large family home very briefly comprises of: entrance hallway, guest Wc, lounge, dining room, stunning open plan kitchen diner with sitting area, utility room, four double bedrooms, master with en-suite, further grand family bathroom, landscaped rear garden, garage and driveway.

Hill Ridware is a popular rural village set amidst stunning Staffordshire countryside just minutes from an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the property is a village hall, the Chadwick Arms pub and the Henry Chadwick primary school and Hill Ridware is a short drive from the Cathedral City of Lichfield which offers further amenities such as Beacon Park, around seventy acres of open space and beautiful formal gardens. The location is ideal for commuters, having convenient access to the A50, A38 and M6. Direct rail links to Birmingham and London (in 80 minutes) can be found at stations in Lichfield and the location is well placed for access to the International airports of Birmingham and East Midlands.

## Key Features

- BEAUTIFUL CONDITION THROUGHOUT
- FOUR BEDROOMS
- WONDERFUL OPEN PLAN KITCHEN, DINER AND SITTING ROOM
- HILL RIDWARE LOCATION, COUNTRYSIDE SURROUNDS
- LANDSCAPED GARDENS, DRIVEWAY AND GARAGE
- LARGE DETACHED FAMILY HOME
- 1465 SQUARE FEET OF HOUSE
- FREEHOLD PROPERTY
- EN-SUITE TO MASTER PLUS GRAND BATHROOM
- CLOSE TO MANY LOCAL AMENITIES

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

21'1" x 10'11" (6.444 x 3.332)

### DINING ROOM

11'2" x 10'3" (3.425 x 3.149)

### SUPER OPEN PLAN KITCHEN-DINER-FAMILY ROOM

20'7" x 11'2" (6.274 x 3.421)

### UTILITY ROOM

### GUEST WC

### FIRST FLOOR LANDING \*WITH HUGE STORAGE AREA\*

### BEDROOM ONE WITH EN-SUITE SHOWER ROOM

15'5" max x 11'3" max (4.715 max x 3.449 max)

### BEDROOM TWO

11'3" x 9'11" (3.445 x 3.030)

### BEDROOM THREE

11'1" x 10'3" (3.396 x 3.139)

### BEDROOM FOUR

11'11" x 7'7" (3.645 x 2.317)

### FAMILY BATHROOM WITH BATHTUB AND SHOWER

11'5" x 6'3" (3.486 x 1.928)

### SOUTH FACING REAR GARDEN \*TWO PATIO AREAS\*

### LANDSCAPED FRONT AND REAR GARDENS

### PLENTIFUL DRIVEWAY

### GARAGE WITH POWER AND LIGHTING

### STUNNING AND MODERN, A REAL TREAT

### BUILT 2018

### SURE TO BE VERY POPULAR, CALL WEBBS TODAY

### Material Information - WL

### COAL MINING

### CONNECTIVITY:

### PARKING

### PROPERTY TYPE & CONSTRUCTION

### ROOMS

### UTILITIES





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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