



Blithbury Road, Hamstall Ridware WS15 3RR

HUNTERS[®]
EXCLUSIVE



Blithbury Road, Hamstall Ridware

Welcome to Barleyfields, Hamstall Ridware. A stunning property that offers the perfect blend of comfort and style. This beautifully presented detached house boasts 3 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for all your needs

Situated in a tranquil location, this property offers breath taking views to the rear, allowing you to relax and unwind in the serenity of nature. The spacious interior is perfect for both entertaining guests and enjoying quiet family moments.

With parking for up to 4 vehicles and a detached double garage, you'll never have to worry about finding space for your cars or storage needs. Don't miss out on the opportunity to make this house your home. Embrace the charm of countryside living while enjoying the modern comforts of a well-maintained property. Book a viewing today and step into your future at Blithbury Road. EPC rating - tbc





Entrance Porch

accessed via a UPVC double-glazed front entrance door and having a window to the side aspect. UPVC double-glazed door into the

Hallway

with a vaulted ceiling, staircase window and a door into the conservatory giving a lovely welcome with plenty of natural light. Ceiling spotlight, wall light point, radiator, stairs to the first floor accommodation and tiled floor with a coir entrance mat.

Guest Cloakroom

having a modern vanity hand wash basin with a co-ordinating splash back and a close-coupled WC. Ceiling light point, extractor fan, radiator and tiled flooring.

Living Room

benefitting from a multi-fuel burning stove on a tiled hearth with an oak beam mantel. Ceiling spotlight, faux ceiling beam, coving, radiator, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors into the rear garden.



Dining Room

having a ceiling light point, coving, radiator and UPVC double-glazed French doors into the rear garden.

Breakfast Kitchen

fitted with a range of modern wall and base units with roll top work surfaces, co-ordinating upstands and an inset acrylic sink and a half with drainer and an instant hot water tap. Built-in double oven, microwave, hob with splash back and extractor hood above. Integrated fridge-freezer and a dishwasher. Inset ceiling spotlights, coving, radiator, tiled floor and a UPVC double-glazed window to the front aspect. Door into the

Utility Room

fitted with a co-ordinated work surface and having appliance space for a washing machine and a tumble drier. Ceiling light point, wall mounted gas central heating boiler, radiator, co-ordinating tiled floor and a door leading out to the side of the property.

Conservatory

accessed from the hallway and benefitting from the wonderful views to the rear via the double-glazed units and glass roof. Two ceiling light points, wall mounted electric fire suite, vertical radiator, tiled floor and French doors into the rear garden



First Floor Galleried Landing

with a wonderful amount of space including a seating area and built in storage cupboard. Three ceiling light points, loft access, radiator and dual aspect UPVC double-glazed windows to the front and rear.

Master Bedroom

having a ceiling light point, radiator and dual aspect UPVC double-glazed windows to the front and side.

En-Suite

having a fully tiled cubicle with a mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, co-ordinating tiling to the walls and floor, towel radiator and a UPVC double-glazed window to the side aspect.

Bedroom Two

having a ceiling light point, radiator and dual aspect UPVC double-glazed windows to the front and rear

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect.



Bedroom Four

currently used as a dressing room and fitted with a range of furniture including wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect.

Family Bathroom

having a free-standing bath with an overhead mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls and floor, towel radiator and a UPVC double-glazed window to the side aspect.

Outside

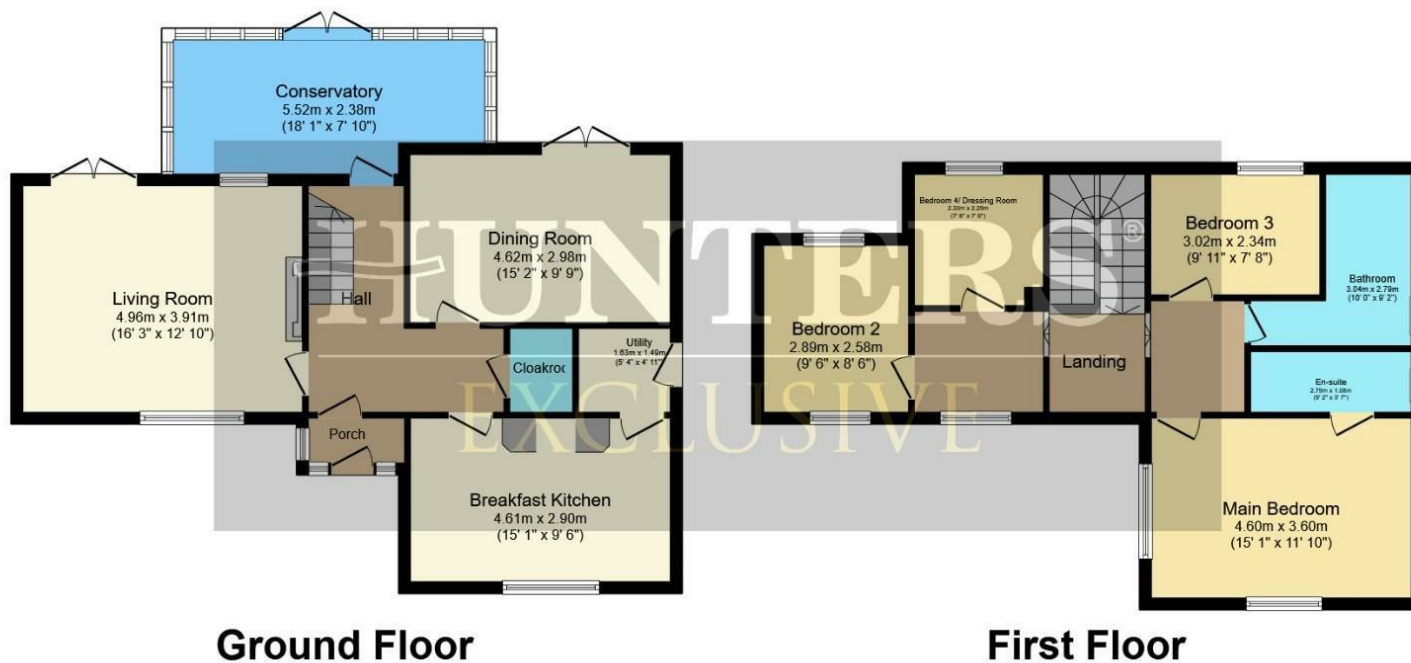
the front of the property is set back from the road behind a generous brick paved driveway providing off-road parking, there is gravelled areas and the well established shrubs and hedges give a real country feel to the property. There is a DETACHED DOUBLE GARAGE accessed via electric up and over doors and having light and power. There is also a useful log store and a timber pedestrian gate provides access to the side of the property.

The rear garden is the wow factor of the property with stunning views over the adjacent field with animals grazing giving much needed peace and



tranquility. There is a paved patio seating area perfect for entertaining or al-fresco dining, a further decked seating area, well stocked borders with colourful plants and manicured lawns. There is a useful garden shed, outside water tap and a pedestrian gate giving access to the front of the property.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total floor area 137.9 m² (1,484 sq.ft.) approx

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Lichfield -
01543 419000 <http://www.hunters.com>

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE