



Connells

Uttoxeter Road
Hill Ridware Rugeley

Uttoxeter Road
Hill Ridware Rugeley WS15 3QZ

for sale offers in the region of
£330,000



Property Description

Charming Three-Bedroom Semi-Detached Family Home in the Heart of Hill Ridware

Situated in the popular village of Hill Ridware, just outside Lichfield, this well-positioned three-bedroom semi-detached family home offers spacious accommodation, a private driveway, garage and a generous rear garden with potential to extend (subject to the necessary planning consents).

The ground floor comprises a welcoming through lounge/diner with a conservatory overlooking the rear garden, together with a breakfast kitchen benefiting from a useful walk-in pantry.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a private driveway providing parking for two cars, alongside a garage. To the rear is a large, private garden offering an excellent outdoor space for families and considerable potential for future extension, subject to planning.



Private Driveway

Garage

17' 9" x 13' 11" (5.41m x 4.24m)

Entrance Hall

Living Room/Diner

21' 8" x 11' 7" (6.60m x 3.53m)

Kitchen

8' 8" x 7' 6" (2.64m x 2.29m)

Walk In Pantry

Conservatory

9' 8" x 7' 4" (2.95m x 2.24m)

First Floor Landing

Bedroom One

10' 5" x 10' 2" (3.17m x 3.10m)

Bedroom Two

9' 6" x 9' 3" (2.90m x 2.82m)

Bedroom Three

7' 7" x 7' (2.31m x 2.13m)

Private Rear Garden

Location And History

Hill Ridware, Staffordshire has a surprisingly long history for a small village.

"Medieval origins: The wider Ridware area is very old and was recorded in the Domesday Book of 1086. The three historic parishes are Mavesyn Ridware, Hamstall Ridware and Pipe Ridware, with Hill Ridware forming part of Mavesyn Ridware.

"The name "Ridware": It is thought to derive from Celtic rhyd (a ford) and Anglo-Saxon wara (dwellers), essentially meaning "dwellers by a river ford", reflecting the area's relationship with the River Trent.

"Farming village: For centuries the area was predominantly agricultural. Historic maps and records show open fields and meadows around Hill Ridware, much of which was gradually converted into enclosed farmland.

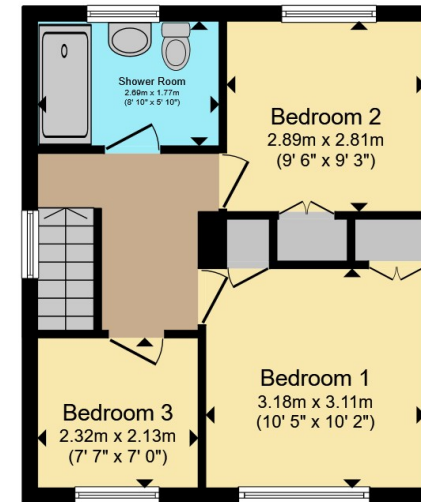
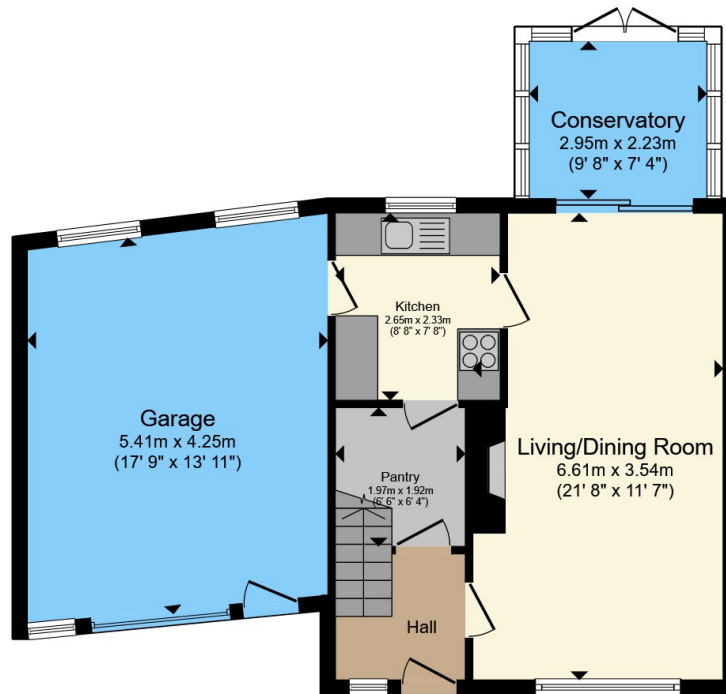
"Historic buildings: Mavesyn Old Hall Gatehouse in Church Lane is a notable surviving piece of the area's heritage. Juxta House in Hill Ridware is believed to date from the 16th century or earlier and was thought to have been the home of a prosperous yeoman farmer.

"The Ridwares today: Hill Ridware remains part of this historic group of villages, alongside Mavesyn and Hamstall Ridware, with the Ridware History Society established in 1990 to research and preserve the area's heritage.









Ground Floor

First Floor

Total floor area 96.2 m² (1,036 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.propertybox.io

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11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

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