



Connells

Blithbury Road  
Hamstall Ridware Rugeley



### Property Description

A well-presented ground floor maisonette offering two bedrooms, a spacious lounge, and a family bathroom. The property also benefits from a front garden and on-street parking.

The current owners are in the process of converting additional storage space into a third bedroom, adding further potential and flexibility.

Situated in a popular village location, this home is ideal for first-time buyers or as an investment opportunity.



**Porch**

**Store Room/ Third Bedroom**

**Lounge**

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

**Bedroom One**

12' 7" x 10' 9" ( 3.84m x 3.28m )

**Bedroom Two**

10' 11" x 10' 9" ( 3.33m x 3.28m )

**Kitchen**

**Family Bathroom**

**Front Private Garden**

**Kitchen**

11' 9" x 7' 7" ( 3.58m x 2.31m )

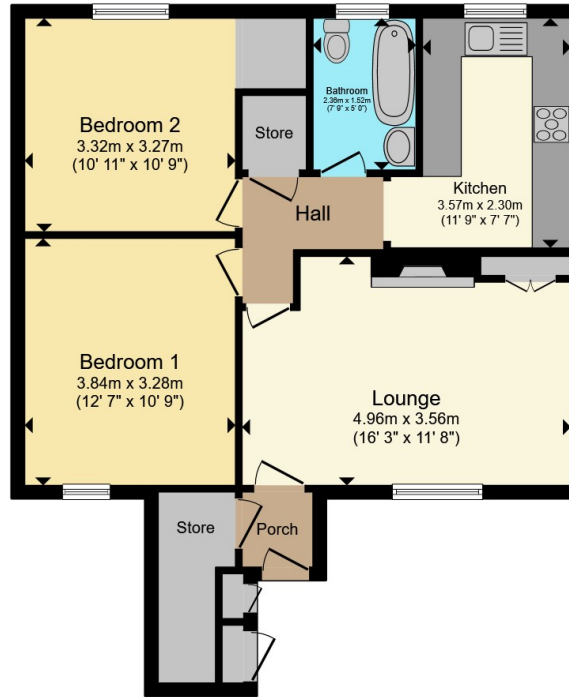
**Family Bathroom**

7' 9" x 5' ( 2.36m x 1.52m )









**Floor Plan**

Total floor area 66.9 m<sup>2</sup> (720 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](http://www.propertybox.io)



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11-13 Bore Street  
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EPC Rating: C Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 240.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LFD312163](http://connells.co.uk/Property/LFD312163)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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