

Rangemore Hall Mews

Rangemore, Burton-on-Trent, DE13 9RE

John German





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£325,000

Situated in the charming Rangemore Hall Mews is this characterful, spacious two bedroom home with the advantage of a parking space with a charging point and a separate garage together with a beautifully styled & modern interior with lounge, superb kitchen, two bedrooms and a luxury bathroom.

Offering a stunning blend of period charm with an impressive renovated interior is this stylish property situated in the picturesque Rangemore Hall Mews. Surrounded by Staffordshire countryside yet with the convenience of being located close to Barton under Needwood, Lichfield, Burton on Trent and Uttoxeter with schools, shops, amenities and countryside walks all in easy reach.

Part of a conversion of the former engine rooms for Rangemore Hall with a large iron cover which is now a decorative feature by the front door evoking the historic nature of the building.

The front door opens into a welcoming hall which then leads to a lovely lounge offering an ideal space to relax. Throughout the ground floor this home is decorated in neutral tones with high ceilings enhancing the feeling of space. The dining area has a window framing views to the front and is situated next to a superb quality refitted kitchen equipped with a range of units with work surfaces over and a range of appliances including an oven, hob, extractor, fridge/freezer and dishwasher, again with a window framing views to front.

The ground floor bedroom is a lovely spacious double with plenty of space for a large bed and bedroom furniture.

The bathroom is real highlight of this home having been beautifully refitted with a luxury feel, the freestanding bath is the centre piece along with a good size shower cubicle, a basin is set in a vanity unit with storage under, an illuminated mirror, marble style tiling to walls and a towel rail/radiator.

A staircase rise to the second bedroom, again a superb sized room with views to front.

This home also has the significant benefit of a parking space with a car charging point alongside additional visitors parking (on a first come first serve basis) along with a good size single garage in a separate block ideal for a car, as a workshop or just extra storage.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

999 years from 1/1/1990

Service charge: currently £3156 per annum payable to Castle Estates Management

Ground rent: £0

Please note: This property is Grade II listed.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Victorian mews home Grade II listed

Parking: Allocated parking space with a charging point and a garage in a separate block

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25062026

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

87.3 m²

940 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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