

Offers In The Region Of £450,000

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Estate Agents



## The Maltings

Hill Ridware, Staffordshire, WS15 3FJ

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Jayman are delighted to present this wonderful four bedroom detached family home, located within the highly sought after village of Hill Ridware.

Hill Ridware is a popular rural village set amidst stunning Staffordshire countryside and close to an excellent range of amenities, local leisure facilities and near to various schools.

This large family home very briefly comprises of a large entrance hallway, guest WC, lounge and kitchen diner with separate utility room. Upstairs you will find a master bedroom with en-suite, three further good size bedrooms and a family bathroom. To the rear of the property there is a private garden comprising of a lawned area and patio. There is also a detached single garage and driveway for three cars.

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.

Offered with NO CHAIN.

## Large Hallway leading to;

### Kitchen/diner 15'8" x 20'8" (4.8 x 6.3)

Modern Kitchen/diner with an array of storage cupboards, built in dishwasher, fridge and freezer. There is plenty of space for a large table and sofa.

### Lounge 11'5" x 20'8" (3.5 x 6.3)

Spacious lounge to the front of the property. There is a log burner and plenty of room for a large suite.

### Downstairs W/C

### Storage Cupboard

### Stairs leading to;

The large landing.

### Master Bedroom 10'5" x 19'0" (3.2 x 5.8)

Large Master bedroom with built in fitted mirrored wardrobes. The room benefits from a spacious ensuite.

### Ensuite

Suite comprises of a double shower, hand basin and w/c.

### Second Bedroom 9'10" x 11'9" (3 x 3.6)

Large double with plenty of space for a wardrobe and chest of drawers.

### Third Bedroom 10'9" x 8'6" (3.3 x 2.6)

Double bedroom with space for a wardrobe/chest of drawers.

### Fourth Bedroom 11'5" x 8'6" (3.5 x 2.6)

Very good size with a built in storage cupboard.

### Storage Cupboard

### Garage 8'2" x 17'4" (2.5 x 5.3)

Good sized garage and a driveway which can fit three cars.

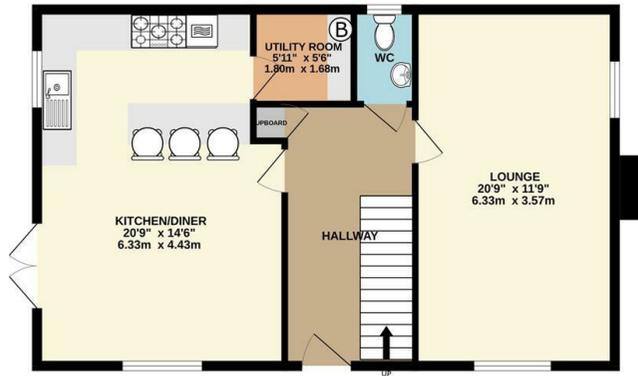
### Garden

Well kept garden and side access into the garage.

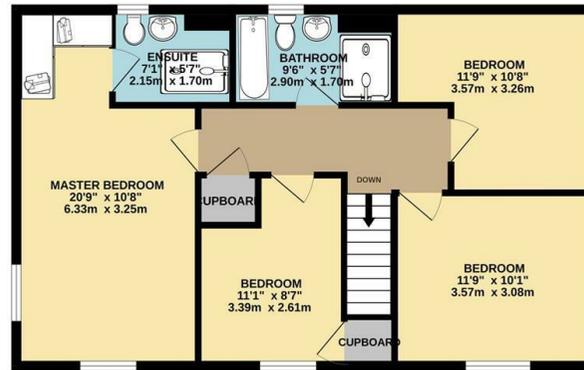


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GROUND FLOOR

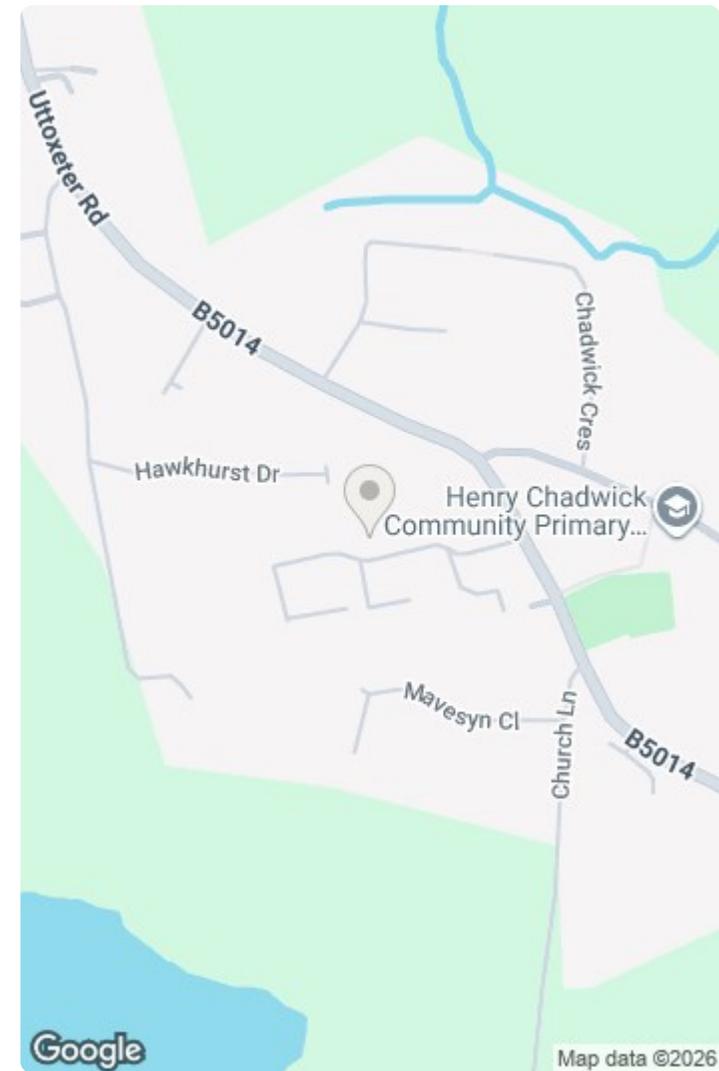


1ST FLOOR



4 BEDROOM DETACHED HOUSE

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
92-100 <b>A</b>			92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
69-80 <b>C</b>			69-80 <b>C</b>		
55-68 <b>D</b>			55-68 <b>D</b>		
40-54 <b>E</b>			40-54 <b>E</b>		
21-39 <b>F</b>			21-39 <b>F</b>		
1-20 <b>G</b>			1-20 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

