

Blithbury Road

Hamstall Ridware, Rugeley, WS15 3RR

John German



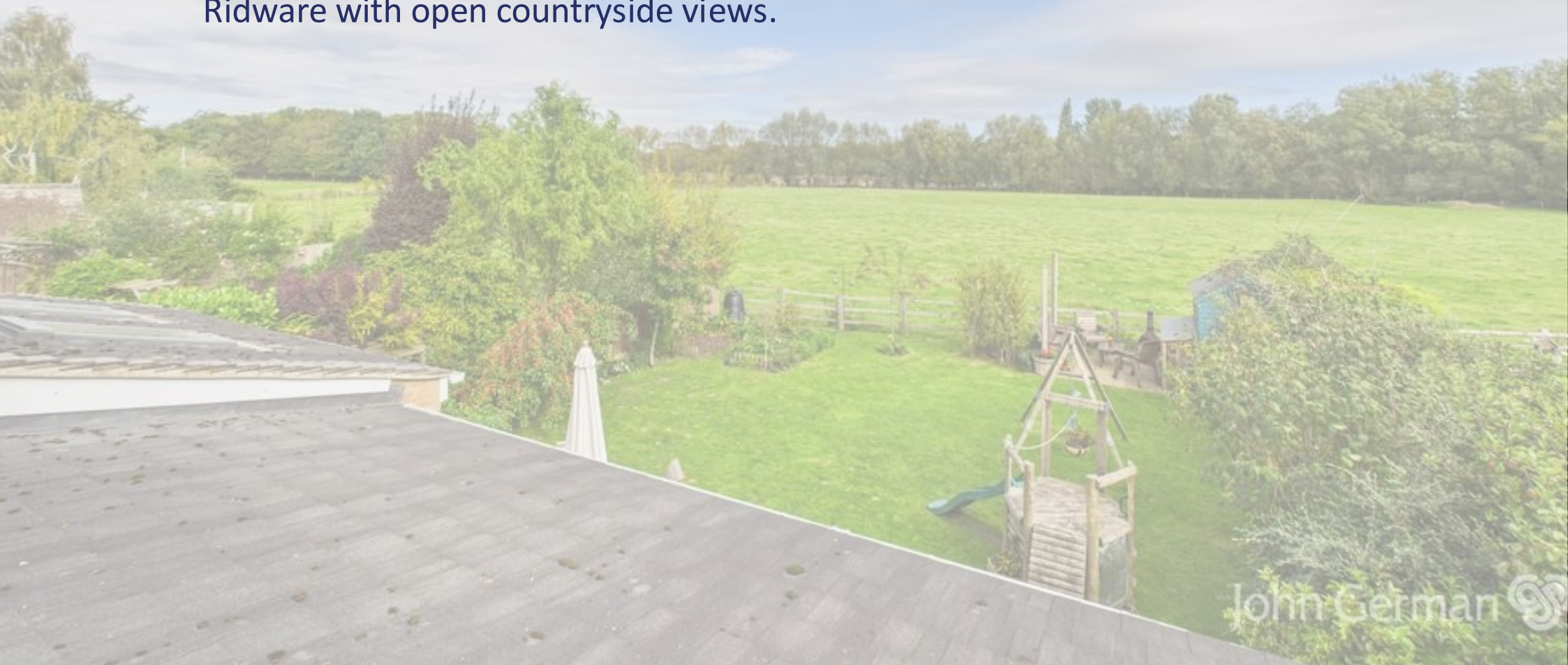


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Hamstall Ridware, Rugeley, WS15 3RR

£650,000

An impressive detached family home nestled in the popular Staffordshire village of Hamstall Ridware with open countryside views.



Situated in the heart of Hamstall Ridware is this beautifully appointed, extended and high specification detached family home. The popular Staffordshire village is home to amenities such as The Shoulder of Mutton pub, the church of St Michael and All Angels (a grade 1 listed and historic church) and village fishery located off Yoxall Road. There are also good primary schools and secondary schools in the area. The nearby cathedral city of Lichfield is home to a range of boutique shops, cosy cafes, busy markets and a fantastic selection of bars, pubs and restaurants. The city is home to both Lichfield City and Trent Valley Train station providing services to destinations such as Birmingham, Manchester and London. Nearby road links include the A51, A38 and M6 toll.

The property comprises solid oak double doors opening into the welcoming hallway, with stairs rising to the first floor landing, useful storage cupboard and doors off into the lounge, guest cloakroom and dining room. The guest cloakroom is fitted with a low level WC and wash hand basin and has tiled flooring and an obscured window to the front aspect.

The warm and inviting living room has a beautiful stone fireplace housing a log burning stove, wooden flooring and a bay window to the front aspect. Double doors to the rear open into the fantastic open plan family room/sunroom, which has bi-folding doors out to the rear garden and tiled flooring. From this room, there is access into the dining room and the beautifully installed kitchen which has been fitted with a high specification range of gloss wall and base units with Silestone worktops over and a matching island. There is a range of Bosch integral appliances including a dishwasher, microwave, fridge freezer, and double oven with gas hob and extractor above. There are two skylights, porcelain tiled flooring, French doors to the rear garden and an internal door into the garage.

Upstairs, there are three well-proportioned double bedrooms serviced by the family bathroom which comprises wash hand basin, low level WC, bath with shower over, large airing cupboard and has an obscured window to the rear aspect.

Outside, to the front of the property is a block paved driveway providing off road parking for several vehicles, with a lawned garden and access into the double garage. A side gate leads to the rear of the property where there is a generously sized garden with paved patio seating area, lawned garden and a variety of shrubs and plants, boasting open views to the rear.

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

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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: Lichfield District Council / Tax Band F

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

Our Ref: JGA/07102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





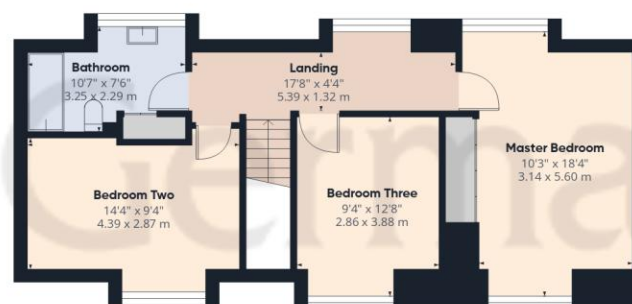








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1885 ft²

175.1 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



