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4 Sandford Close, Hill Ridware, Rugeley, Staffordshire,
WS15 3RH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

4 Sandford Close, Hill Ridware, Rugeley, Staffordshire, WS15 3RH

£310,000

Enjoying a peaceful cul de sac setting within this popular village of Hill Ridware, this well presented link detached family home is an absolute delight. Available with vacant possession and the benefit of no upward chain, the property has a three bedroom layout with two good reception rooms. Hill Ridware lies to the north west of the cathedral city of Lichfield some eight miles away, with Rugeley some five miles distant. The area is very well served by an excellent road network which provides good commuter links. To fully appreciate the accommodation on offer, and the lovely location, an early viewing is strongly recommended.



RECEPTION HALL

approached via an obscure UPVC double glazed entrance door and side screen and having tiled flooring, double radiator and door to:

FITTED GUESTS CLOAKROOM

having W.C., wash hand basin with waterfall mixer tap and cupboard space below and aqua panelling to walls.

LOUNGE

5.25m x 3.32m (17' 3" x 10' 11") having wide UPVC double glazed picture window to front, central brick fireplace with quarry tiled hearth, two wall light points and double radiator.

DINING ROOM

3.57m x 2.46m (11' 9" x 8' 1") having UPVC double glazed sliding patio door out to the rear garden, radiator and stairs leading off with cupboard space below.

KITCHEN

2.65m x 2.65m (8' 8" x 8' 8") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit with mixer tap, space and plumbing for washing machine, built-in Bosch electric oven with four ring electric hob and extractor hood, tiled splashbacks and tiled flooring, wall mounted Vaillant combination gas central heating boiler with integral timer and UPVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING

having loft access hatch and doors leading off to further accommodation.

BEDROOM ONE

3.34m x 3.00m (10' 11" x 9' 10") having double doored built-in wardrobe, fitted storage cupboards, UPVC double glazed window to front and radiator.



BEDROOM TWO

2.69m x 2.74m (8' 10" x 9' 0") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

3.65m x 2.30m (12' 0" x 7' 7") having UPVC double glazed window to rear and radiator.

BATHROOM

having a white suite comprising panelled bath with mixer tap and shower attachment and glazed shower screen, vanity unit with inset wash hand basin with mixer tap and cupboard space below and close coupled W.C., partial ceramic wall tiling, obscure UPVC double glazed window, built-in linen store cupboard and chrome heated towel rail/radiator.

OUTSIDE

The property is set back from the road with a private shared driveway approach leading to a tarmac driveway and a lawned foregarden with neatly tended conifers and flower and herbaceous borders. To the rear is a mature private garden with slabbed patio seating area and set to lawn with fenced perimeters, useful garden shed and flower and herbaceous borders.



CAR PORT

having bulkhead light with PIR detector and double doors opening to:

GARAGE

having fluorescent light and power points and UPVC double glazed door to rear garden.

COUNCIL TAX

Band C.

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR

1ST FLOOR



4 SANDFORD CLOSE, HILL RIDWARE WS15 3RH

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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