



Bill Tandy
and Company

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

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£340,000

Bill Tandy and Company are delighted in offering for sale this superbly upgraded and improved link detached home, set within the cul de sac of Sandford Close in the sought after village of Hill Ridware. The location is a short distance away from both Rugeley town centre and the cathedral city of Lichfield. The property has undergone substantial improvement and extension and has been modernised to a high standard by the current owner and for this reason we strongly urge the property to be viewed internally to be fully appreciated. Located on a superb corner plot position the exterior has been superbly landscaped with ample parking and low maintenance garden. The property comprises reception hall, guests cloakroom, utility room, generously sized lounge, dining room, orangery and contemporary fitted breakfast kitchen. To the first floor are four bedrooms and a re-fitted bathroom. As mentioned the property enjoys a generous corner plot position providing a low maintenance feel with recently upgraded gardens and parking area.



RECEPTION HALL

approached via a contemporary composite front entrance door flanked by double glazed units and having tiled floor, radiator, useful store cupboard and doors open to:

GUESTS CLOAKROOM

having a modern white suite comprising vanity unit with inset wash hand basin and low flush W.C., tiled floor flowing through from the reception hall and chrome heated towel rail.

LOUNGE

5.24m x 3.93m into bay (17' 2" x 12' 11" into bay) having a walk-in double glazed square bay window to front, two radiators and a feature fireplace with marble style surround, hearth and inset housing an electric fire with mantel above.

DINING ROOM

4.51m max x 3.43m max (2.44m min) (14' 10" max x 11' 3" max 8' min) having stairs to first floor accommodation, radiator and gives access to:

ORANGERY

2.79m x 2.15m (9' 2" x 7' 1") one of the distinct features of the property is this added orangery located to the rear currently used as a snug and having double glazed patio doors opening to the rear garden, double glazed window to side and radiator.

RE-FITTED BREAKFAST KITCHEN

5.91m x 2.55m (19' 5" x 8' 4") having double glazed French doors opening to the rear, double glazed window to same, tiled flooring, spotlighting, modern contemporary gloss base cupboards and drawers surmounted by wooden style preparation work tops, matching upstand splashbacks, inset sink unit with swan neck mixer tap, designer upright radiator, range of integrated appliances include fridge/freezer, dishwasher and inset oven with four ring induction hob above and extractor fan.



UTILITY ROOM

1.67m x 1.64m (5' 6" x 5' 5") having the Worcester Bosch gas boiler, tiled flooring, radiator, extractor fan and spaces ideal for washing machine and tumble dryer.

FIRST FLOOR LANDING

having loft access with loft ladder, double glazed skylight and doors leading off to:

BEDROOM ONE

5.97m max (2.60m min) x 4.66m (19' 7" max 8'6" min x 15' 3") having double glazed window to rear with feature views, radiator, built-in eaves storage cupboards and spotlighting.

BEDROOM TWO

3.33m x 3.02m (10' 11" x 9' 11") having double glazed window to front, radiator and built-in wardrobe with mirrored sliding doors.

BEDROOM THREE

3.58m x 2.30m (11' 9" x 7' 7") having double glazed window with views to the rear and radiator.

BEDROOM FOUR/STUDY

2.65m x 2.44m max (8' 8" x 8' 0" max) this bedroom could also be used as a home office having double glazed window with feature views to rear and radiator.



RE-FITTED BATHROOM

2.44m x 1.93m (8' 0" x 6' 4") superbly re-fitted and modernised having skylight window to front, modern white suite comprising pedestal wash hand basin, low flush W.C. and 'L' shaped bath with shower screen, shower appliance and tiled surround, tiled flooring and useful double doored store cupboard.

OUTSIDE

One of the distinct features of the property is its superb corner position with generous sized plot having gardens to front, side and rear located in a sought after cul de sac position. There is a tarmac driveway with block paved border to the front and side pathway leading to a side gate. There is a low maintenance gravelled side garden with retaining walls and walled perimeter. To the rear of the property is a superbly landscaped low maintenance garden having paved patio, gravelled garden beyond with flower bed borders and hardstanding suitable for shed/summerhouse. (Shed may be available by separate negotiation subject to your requirements). The garden is enclosed with fenced and walled perimeters.

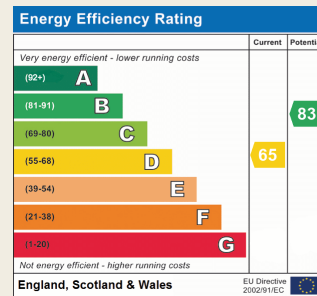
COUNCIL TAX

Band C.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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.



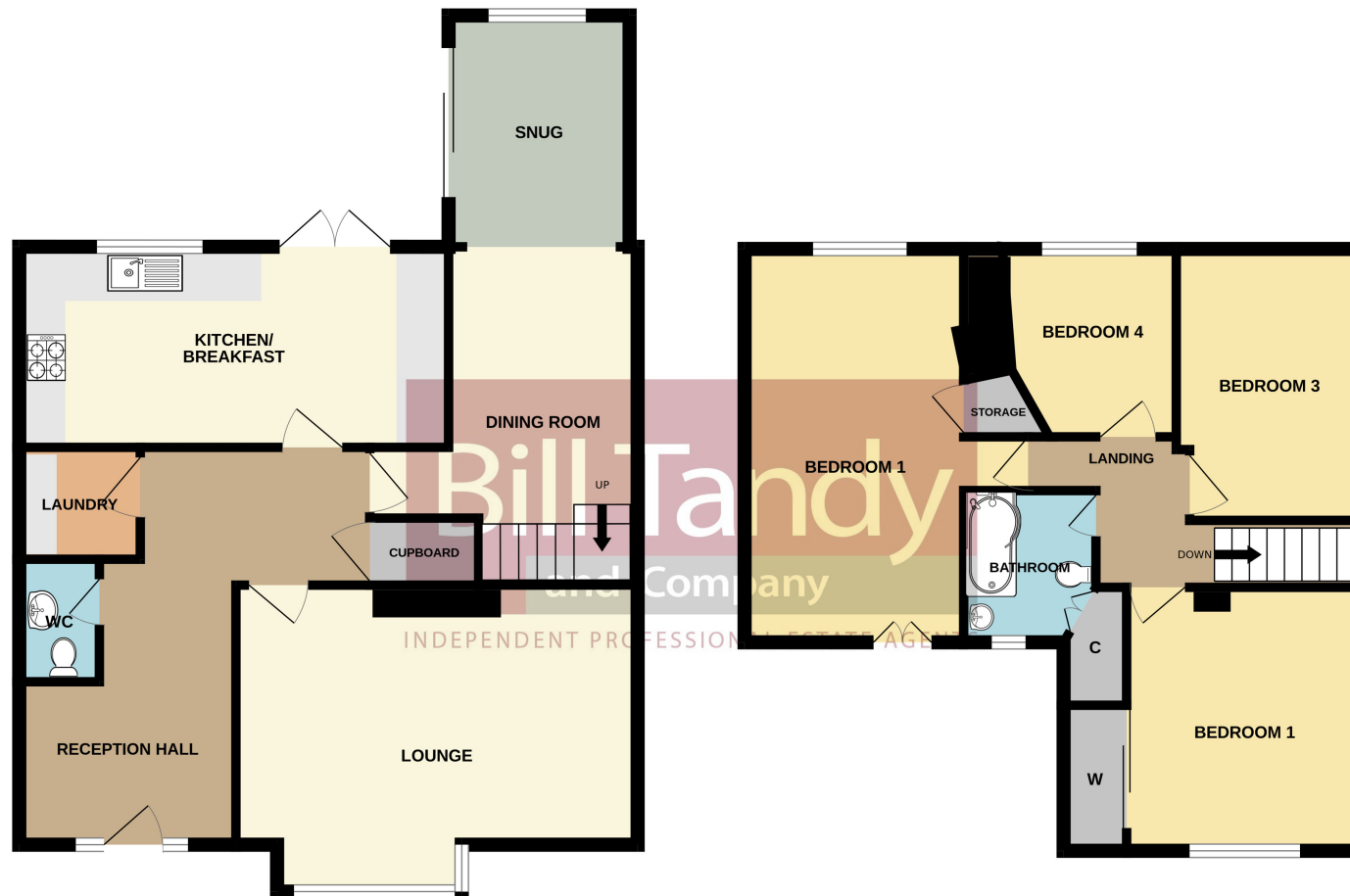
VIEWING

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



3 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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