



25 Rangemore Hall Mews, Rangemore, Burton-on-Trent,
Staffordshire, DE13 9RE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£395,000

Situated on the exclusive Rangemore Hall development in a very sought after residential setting, Rangemore Hall Mews comprises the former stables to the Hall, together with the conversion of the Hall itself into truly luxurious homes. This property forms part of the overall development, and is just one of four uniquely individual three storey homes within the development. The property provides very deceptive accommodation with three genuine double bedrooms, together with an en suite and family bathroom ranged across the first and second floors. The ground floor has a lengthy entrance hall with double doors opening to an impressive principal sitting room, access to a wooden constructed rear orangery garden room with bi-folding doors to garden and a modern dining kitchen. Outside there is an easily maintained landscaped garden with hard landscaping features and a backdrop to the Hall itself. There is a single garage situated in a separate block and ample resident and visitor parking. The property enjoys the benefit of no upward chain and early viewings are highly recommended.



ENTRANCE PORCH

With a updated composite entrance door and leads off to

RECEPTION HALL

This impressive long hallway enjoys LVT flooring, radiator, stairs to first floor with useful cupboard space beneath and doors provide access to

FITTED GUESTS CLOAKROOM

with close coupled W.C., wash hand basin, partial ceramic wall tiling, dado rail surround, radiator and extractor fan.

SITTING ROOM

5.52m x 4.25m (18' 1" x 13' 11") a superb sized room situated to rear with double doored entrance from the Reception Hall, having a central feature fireplace complimented with a lime stone hearth, inset and surround free-standing LPG stove type burner, radiator and double French doors open to

ORANGERY GARDEN ROOM

3.45m x 3.09m (11' 4" x 10' 2") Superbly added with versatility of use, this wooden constructed orangery provides feature views of the garden with a range of windows and with bi-folding doors to garden, wooden floor, radiator and glass roof.

FITTED BREAKFAST KITCHEN

5.52m x 2.96m (18' 1" x 9' 9") Located to the front of the property this well equipped with ample granite work tops with base farmhouse style storage cupboards and drawers, matching wall mounted storage cupboards, inset sink unit with mixer tap, wall mounted concealed LPG combination central heating boiler with integral time clock, sealed unit double glazed window to the front, tiled flooring, useful pantry store cupboard, double radiator and space and plumbing for dishwasher and washing machine.

FIRST FLOOR LANDING

stairs from the ground floor reception hall ascend to the landing, additional stairs to second floor, radiator and doors open to



BEDROOM ONE (REAR)

4.32m x 4.33m (14' 2" x 14' 2") with a range of fitted wardrobes providing excellent shelving and hanging space with additional overhead storage cupboards, radiator and double glazed window to rear with feature views of the hall.

EN SUITE SHOWER ROOM

having a shower cubicle with shower, close coupled W.C., pedestal wash hand basin, radiator, partial ceramic wall tiling, extractor fan.

BEDROOM TWO (FRONT)

3.76m x 4.34m (12' 4" x 14' 3") Currently used as an additional sitting room, this generous size front bedroom comprises a double glazed window to the front and radiator.

BATHROOM

2.29m x 2.06m (7' 6" x 6' 9") having a suite comprising panelled bath, pedestal wash hand basin and close coupled W.C., electric shaver point, partial ceramic wall tiling, extractor fan and radiator.

SECOND FLOOR LANDING

Stairs from the first floor landing ascend to the small second floor landing with door opening to



BEDROOM THREE

6.17m x 4.35m max 3.21m min (20' 3" x 14' 3" max 10' 6" min) another superb double room with Velux skylight, radiator and access to under eaves storage.

SINGLE GARAGE

19' 7" x 8' 3" (5.97m x 2.51m) situated in a separate block and having up and over entrance door.

OUTSIDE

The property has a narrow fore garden providing access to the front entrance door. To the rear is a good sized landscaped garden with hard landscaping with borders. Parking is found adjacent with ample residents and visitors parking.

LEASE DTAILS

The property enjoys a Term of 999 years from 1 January 1990. We understand the ground rent is £50 per annum and a service charge of approximately £180 per month. Further details should be verified and checked via your solicitors before legal commitment.



FURTHER INFORMATION

FURTHER INFORMATION/SUPPLIERS:

Septic Tank
Electric and LPG - Scottish Power.
Broadband - SKY

For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

COUNCIL TAX BAND E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TENURE

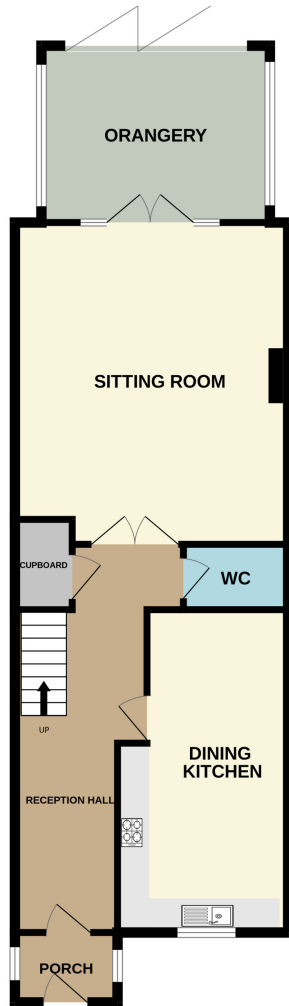
Our client advises us that the property is Leasehold. Further details should be provided by your solicitors before legal commitment.

VIEWING

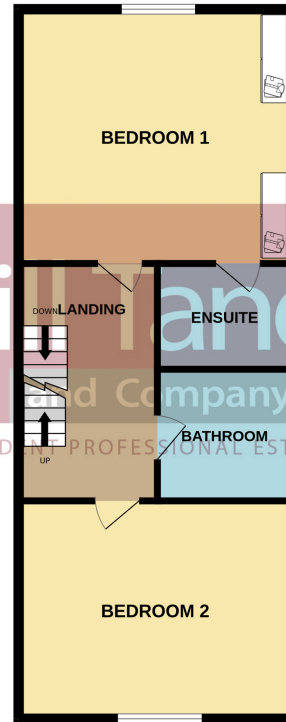
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

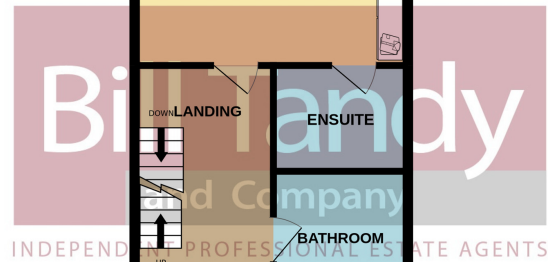
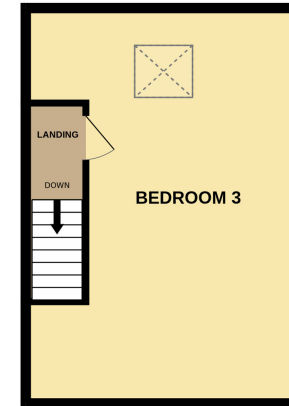
GROUND FLOOR



1ST FLOOR



2ND FLOOR



25 RANGEMOOR HALL MEWS, RANGEMOOR, DE13 9RE

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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