

Bill Tandy

and Company

DRAFT

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

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£355,000

Bill Tandy and Company are delighted in offering for sale this superbly upgraded, extended and improved link detached bungalow set in the cul de sac of Sandford Close within the sought after village of Hill Ridware. The property has undergone substantial improvement and extensions 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 for it to be fully appreciated. The property comprises an 'L' shaped reception hall, lounge with feature fireplace, garden room, re-fitted dining kitchen, two bedrooms one with a re-fitted en suite bathroom, and separate family shower room, parking for numerous vehicles, double garage and gardens to front and rear.



'L' SHAPED RECEPTION HALL

approached via a UPVC obscure double glazed entrance door with window alongside and having oak wooden floor, loft access, radiator and doors open to:

LOUNGE

4.83m x 3.32m (15' 10" x 10' 11") having radiator, feature fireplace with marble hearth, inset, surround and mantel above housing a gas fire and sliding double glazed doors open to:

GARDEN ROOM

3.12m x 2.51m (10' 3" x 8' 3") could also be used as a dining room and has double glazed sliding patio doors opening to the rear garden, radiator, tiled flooring and insulated roof.

RE-FITTED DINING KITCHEN

6.15m max x 2.74m max (20' 2" max x 9' 0" max) having polished porcelain tiled floor, double glazed patio doors opening to the rear garden, sliding doors to garden room, radiator, newly updated Shaker style base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink with drainer, inset Bosch oven, four ring induction hob with Bosch extractor fan above and integrated appliances including fridge and dishwasher.

BEDROOM ONE

6.00m max (3.87m min) x 3.10m (19' 8" max 12'8" min x 10' 2") having double glazed window to front, radiator, space and provision for wall mounted T.V. and doors open to:

WALK-IN WARDROBE/DRESSING ROOM

2.13m x 1.54m (7' 0" x 5' 1") having wall mounted vanity light, ceiling light point and radiator.



EN SUITE BATHROOM

2.70m x 1.52m (8' 10" x 5' 0") this superbly re-fitted and newly added en suite bathroom has an obscure double glazed window to front, chrome heated towel rail, tiling to full ceiling height and matching tiled floor and modern suite comprising pedestal wash hand basin, low flush W.C. and 'L' shaped bath with Triton shower appliance over and shower screen.

BEDROOM TWO

3.07m x 2.70m (10' 1" x 8' 10") having double glazed window to side and radiator.

RE-FITTED SHOWER ROOM

2.74m x 1.82m (9' 0" x 6' 0") having an obscure double glazed window to side, chrome heated towel rail, modern white suite comprising pedestal wash hand basin, low flush W.C., shower cubicle with waterfall style shower head and additional shower head attachment, full ceiling height tiled splashback surround and tiled floor.



OUTSIDE

The property is superbly located within the highly sought after and small cul de sac of Sandford Close in the village of Hill Ridware. There is a tarmac driveway with block paved border providing parking for numerous vehicles and leading to the double garage. To the rear of the bungalow is a generous block paved patio area and pathway, shaped lawn beyond and shrubs and conifers to the rear.

DOUBLE GARAGE

5.07m x 4.66m (16' 8" x 15' 3") approached via an insulated electric up and over entrance door, UPVC door to rear garden, light and power supply, spaces for white goods, useful tap and Vaillant boiler.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and 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.

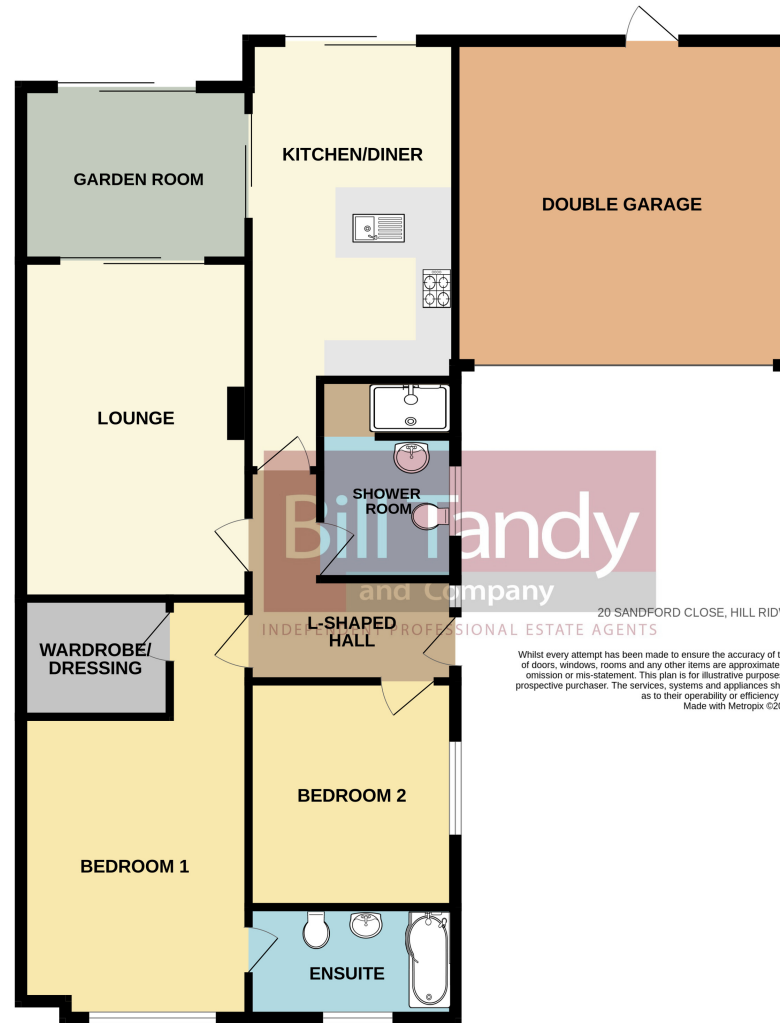
VIEWING

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



20 SANDFORD CLOSE, HILL RIDWARE, WS15 3RH

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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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