



17 Lichfield Road, Hamstall Ridware, Rugeley,
Staffordshire, WS15 3QG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

17 Lichfield Road, Hamstall Ridware, Rugeley, Staffordshire, WS15 3QG

£425,000

Enjoying a lovely setting in the charming village of Hamstall Ridware, this impressive detached family home provides a delightful rural retreat from the stresses of modern day living. Generously proportioned the property has a delightful accommodation layout perfect for the family buyer looking for a pleasant rural setting, whilst remaining convenient for general amenities in both Lichfield and Rugeley both within easy driving distance. The property is set well back from the road offering plenty of parking for a number of vehicles whilst still having a good degree of privacy with the mature rear gardens having exquisite views over the fields currently occupied by horses. To fully appreciate the accommodation on offer an early viewing is considered essential

UPVC DOUBLE GLAZED ENTRANCE PORCH

approached via a UPVC double glazed entrance door having wall light point and decorative glazed wooden framed entrance door with matching glazed side panel opening to:

RECEPTION HALL

having ceiling light point, two radiators, stairs to first floor and two storage cupboards. Door to:

GUESTS CLOAKROOM

having W.C., wash hand basin with tiled splashback, ceiling light point and wooden framed single glazed window to porch.

LOUNGE

14' 7" x 11' 11" (4.45m x 3.63m) having UPVC double glazed bow window to front, three wall light points, radiator and working solid fuel fireplace with tiled hearth and stone clad mantel. Double doors open to:

EXTENDED DINING ROOM

16' 11" max x 11' 10" max (5.16m max x 3.61m max) having two ceiling light points, two wall light points, radiator, aluminium framed sliding double glazed door to side and aluminium framed double glazed windows to rear with countryside views over the fields to the rear.

KITCHEN

16' 4" x 8' 11" (4.98m x 2.72m) having recessed downlights, radiator, single glazed wooden framed window with countryside views over fields to the rear, tiled floor and tiled splashbacks, pre-formed work surfaces, wood effect wall and base level units, integrated under-counter fridge, inset sink and drainer with mixer tap, five burner stove, door to hall and further door to:

UTILITY ROOM

having tiled floor and splashback, pre-formed work surface with space and plumbing for washing machine and dishwasher, inset sink and drainer, ceiling light point, radiator, door to double garage further door to:



CONSERVATORY

12' 0" x 7' 9" (3.66m x 2.36m) being timber framed with electric heating, power sockets, wall light points, tiled floor and sliding door to outside.

FIRST FLOOR LANDING

having ceiling light point, two storage cupboards and doors to further accommodation.

MASTER BEDROOM

16' 3" x 12' 0" (4.95m x 3.66m) a good sized master bedroom having ceiling light point, two wall light points, radiator, single glazed wooden framed window to rear overlooking the fields beyond, built-in wardrobes, access to a small eaves storage area and door to:

EN SUITE SHOWER ROOM

having fully tiled shower cubicle with mains fed shower unit and extractor, W.C., storage units with inset wash hand basin, electric heated towel rail, two ceiling spotlights and radiator.

BEDROOM TWO

11' 4" max x 9' 1" max (3.45m max x 2.77m max) having ceiling light point, radiator, single glazed wooden framed window to side and access to eaves storage.





BEDROOM THREE

10' 7" x 8' 11" (3.23m x 2.72m) having ceiling light point, radiator, eaves storage and wooden framed single glazed window to rear overlooking the fields beyond.

BEDROOM FOUR

8' 10" x 7' 6" (2.69m x 2.29m) currently used as an office having wall light point, radiator, single glazed wooden framed window to rear overlooking the fields beyond and eaves storage.

OUTSIDE

To the front of the property is a large driveway providing parking for up to four cars and leading up to a double garage and the entrance porch. There is a mature foregarden and accesses to the side. To the rear of the property is a paved patio area with a couple of steps down to the main lawned area. There is a mature rockery, mature bedding plants and wonderful views over the fields to the rear.

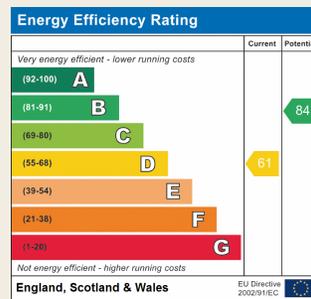
DOUBLE GARAGE

approached via an up and over entrance door and having two ceiling strip lights, power sockets, central heating boiler and single glazed wooden framed door to side and single glazed wooden framed window to same.



COUNCIL TAX

Band E.



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.



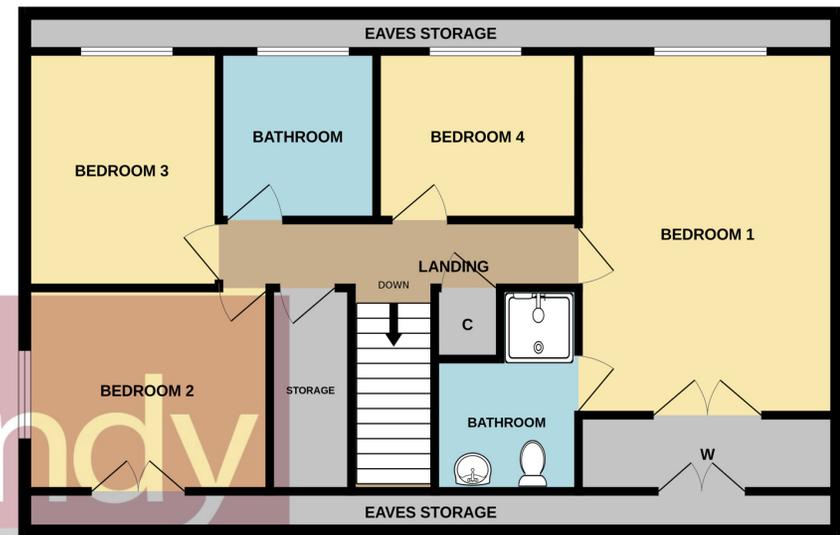
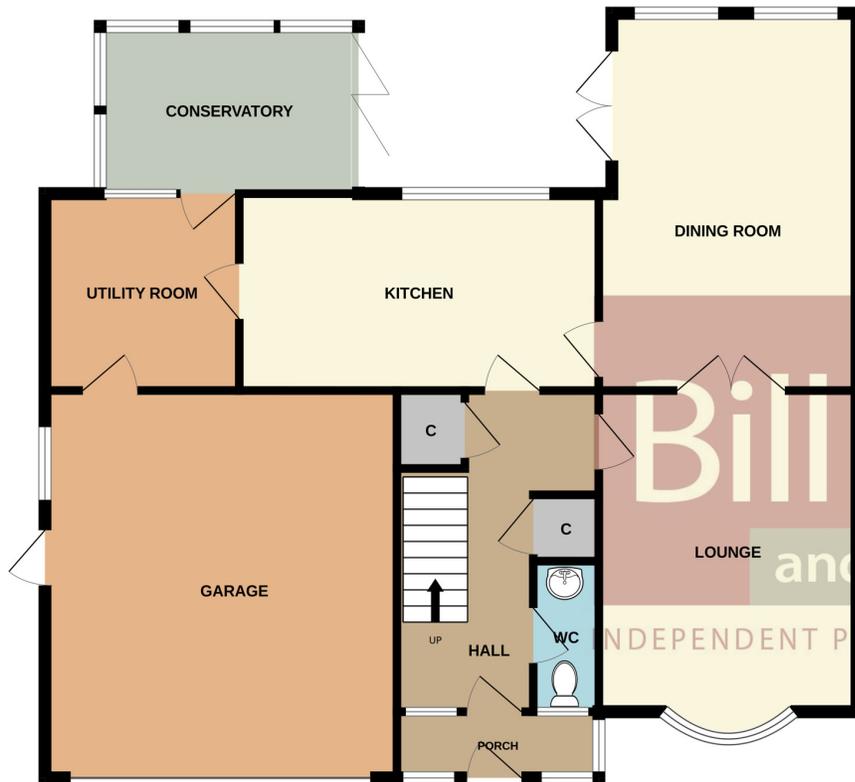
VIEWING

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



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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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