



11 Wade Lane, Hill Ridware, Rugeley, Staffordshire, WS15
3RE

Bill Tandy

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**11 Wade Lane, Hill Ridware, Rugeley,
Staffordshire, WS15 3RE**

£350,000 Offers Over

Bill Tandy and Company are delighted in offering for sale this impressive and superbly improved and renovated semi detached home which has been substantially modernised by the current owners. One of the distinct features of the property is the superb rear extension and also the updated interior, and we strongly urge the property is viewed to be fully appreciated. The accommodation comprises entrance porch, reception hall, lounge with log burner, utility/boot room, guests cloakroom, superb extended dining family kitchen with bi-fold doors to garden, study, three generously sized first floor bedrooms and a re-fitted bathroom. There is ample parking for numerous vehicles to the front providing access to the former garage which is now used as a store, and there is a superbly landscaped rear garden.



ENTRANCE PORCH

approached via a composite front entrance door and having double glazed windows to front and side, feature tiled flooring and internal composite door opens to:

RECEPTION HALL

having double glazed windows either side of the entrance door, stairs to first floor with under stairs storage cupboard, column radiator, feature coving and LVT flooring.

LOUNGE

4.65m x 3.46m (15' 3" x 11' 4") having double glazed bow window to front, feature column radiator and the feature and focal point of the room is the fireplace having a cast-iron log burner standing on a flagstone hearth with exposed brick surround, wooden beamed mantel above and recessed log storage.

UTILITY BOOT ROOM

3.85m x 2.65m (12' 8" x 8' 8") having LVT flooring, storage space for coats and boots, base, wall and larder style cupboards, wooden preparation work tops with space below ideal for washing machine and tumble dryer, ceramic Belfast sink, tiled splashback surround and spotlighting. Door to:

GUESTS CLOAKROOM

having LVT flooring, spotlighting and modern suite comprising wall mounted wash hand basin and low flush W.C.

SUPERB EXTENDED DINING FAMILY KITCHEN

5.29m max x 5.28m max (17' 4" max x 17' 4" max) the Kitchen Area has feature LVT herringbone flooring with border, column radiator, spotlighting, two-tone Shaker style cupboards comprising base cupboards and drawers with butchers block wooden preparation tops above, herringbone tiled splashback surround, wall mounted cupboards, centrally positioned island having breakfast bar area and ceramic Belfast sink with swan neck mixer tap, integrated dishwasher, useful recycling bin store and spaces ideal for range style cooker and American style fridge/freezer. The Family Dining Area offers a superb entertaining space having a continuation of the LVT herringbone flooring, skylight, four panel aluminium bi-fold doors opening to the rear patio, column radiators, spotlighting and space and provision for a wall mounted T.V.



STUDY

3.00m x 1.80m (9' 10" x 5' 11") having LVT herringbone flooring, radiator and spotlighting to ceiling.

FIRST FLOOR LANDING

having double glazed window to side, loft access with pulldown ladder and doors lead off to:

BEDROOM ONE

3.60m max x 3.18m (11' 10" max x 10' 5") having double glazed window to front, column radiator, built-in double wardrobes, chest of drawers, spotlighting, wood panelling and space ideal for wall mounted T.V.

BEDROOM TWO

2.91m x 2.78m (9' 7" x 9' 1") having double glazed window to rear, column radiator and feature wood panelling.

BEDROOM THREE

2.27m x 2.10m (7' 5" x 6' 11") having double glazed window to front, radiator, coving and wood panelling.

RE-FITTED BATHROOM

2.63m x 1.68m (8' 8" x 5' 6") having an obscure double glazed window to rear, heated towel rail, contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C., freestanding twin -ended bath with centrally positioned taps and shower head attachment and separate shower cubicle with twin-headed shower appliance over and slate shower tray, tiled splashback surround, ceiling spotlighting and LVT flooring.



OUTSIDE

To the front of the property is a block paved driveway providing parking for numerous cars and double doors opening to the store (formed from part of the original garage). One of the distinct features of the property is its superbly landscaped rear garden having a paved patio space with shaped lawn set beyond and fenced surround.

COUNCIL TAX

Band C.


FURTHER INFORMATION/SUPPLIES

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



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(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 Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

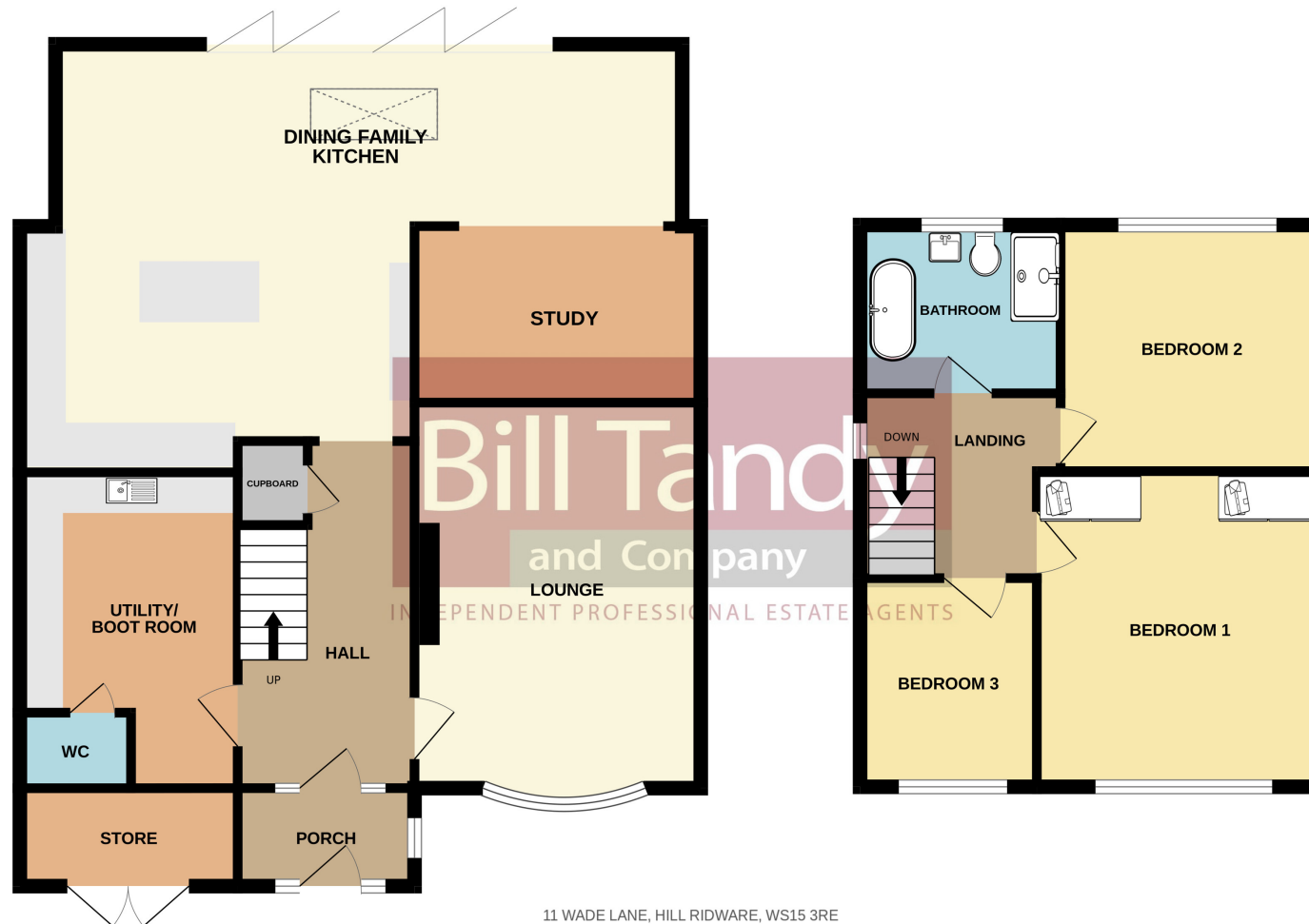
VIEWING

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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