



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

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

# £350,000

Forming part of the elegant Rangemore Hall Mews, this impressive mews family home is beautifully presented, full of charm and character. With high ceilings throughout adding to the inherently spacious feel, the property has been beautifully appointed with quality fittings in kitchen, en suite and bathroom. Other interior features include the impressive reception hall with parquet flooring with an elegant staircase rising off, whilst outside the courtyard garden with its walled boundary has lovely rural views beyond. There is ample parking for both residents and visitors together with a single garage with the property. Within easy reach of Barton under Needwood, Burton on Trent and the excellent road and rail network which serves the area the property is also within the catchment for John Taylor high school. To fully appreciate the style and character of this lovely mews property an early viewing would be strongly recommended.



### SPACIOUS RECEPTION HALL

approached via a glazed entrance door with leaded inserts and side screen and having parquet flooring, an elegant staircase leading off with spindle balustrade, dado rail surround, Hive central heating thermostat and useful under stairs storage cupboard with power.

### FITTED GUESTS CLOAKROOM

having W.C. with concealed cistern, vanity unit with wash hand basin and mono bloc mixer tap, chrome heated towel rail/radiator and extractor fan.

### SITTING ROOM

4.49m x 4.46m (14' 9" x 14' 8") having a contemporary style fireplace set into a marble surround with marble hearth and remote controlled gas log effect fire, high coved cornice to ceiling with beading and ceiling rose, two double radiators, sealed unit double glazed Georgian style window to rear, UPVC double glazed door opening out to the rear courtyard garden and dado rail surround.

### LUXURY BREAKFAST KITCHEN

having quality fitments comprising granite work tops, high gloss doored base storage cupboards and drawers, Villeroy and Boch one and a half bowl sink unit with mono bloc mixer hose, contrasting coloured high gloss doored wall mounted storage cupboards, built-in Bosch electric double oven with four ring induction hob with splashback and extractor canopy, integrated washing machine and integrated dishwasher, two sealed unit double glazed window to front, ceramic floor tiling, space for breakfast table, high ceiling with exposed beams and concealed lighting beneath wall units.



### FIRST FLOOR LANDING

approached by an eighteen tread staircase with spindle balustrade and having built-in cupboard housing the recently installed Worcester gas central heating boiler and linen shelving, loft access hatch with pulldown ladder and radiator.

### MASTER BEDROOM

4.50m x 4.50m max (14' 9" x 14' 9" max) having two sealed unit Georgian style windows to front with additional secondary glazing from which far-reaching countryside views to Cannock Chase and beyond can be enjoyed, high ceiling, double radiator and door to:

### EN SUITE SHOWER ROOM

having corner shower cubicle with thermostatic shower fitment, wash hand basin with mixer tap and cupboard space beneath, W.C., comprehensive ceramic floor and wall tiling, chrome heated towel rail/radiator and extractor fan.

### BEDROOM TWO

3.49m x 3.17m (11' 5" x 10' 5") having sealed unit Georgian style window to front, radiator and high ceiling.



### BEDROOM THREE

3.17m x 2.97m (10' 5" x 9' 9") again with sealed unit Georgian style window to front and radiator.

### FAMILY BATHROOM

being fully tiled and having a 'P' shaped panelled bath with curved screen and Mira thermostatic shower fitment and mixer taps, W.C., wash hand basin with mixer tap and double doored storage cupboard beneath, electric shaver point, sealed unit double glazed window to side and chrome heated towel rail/radiator.

### OUTSIDE

To the rear of the property is a walled courtyard garden with flagstone patio seating area, raised slate beds and open aspect.

### GARAGE

situated in a separate block having up and over entrance door.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

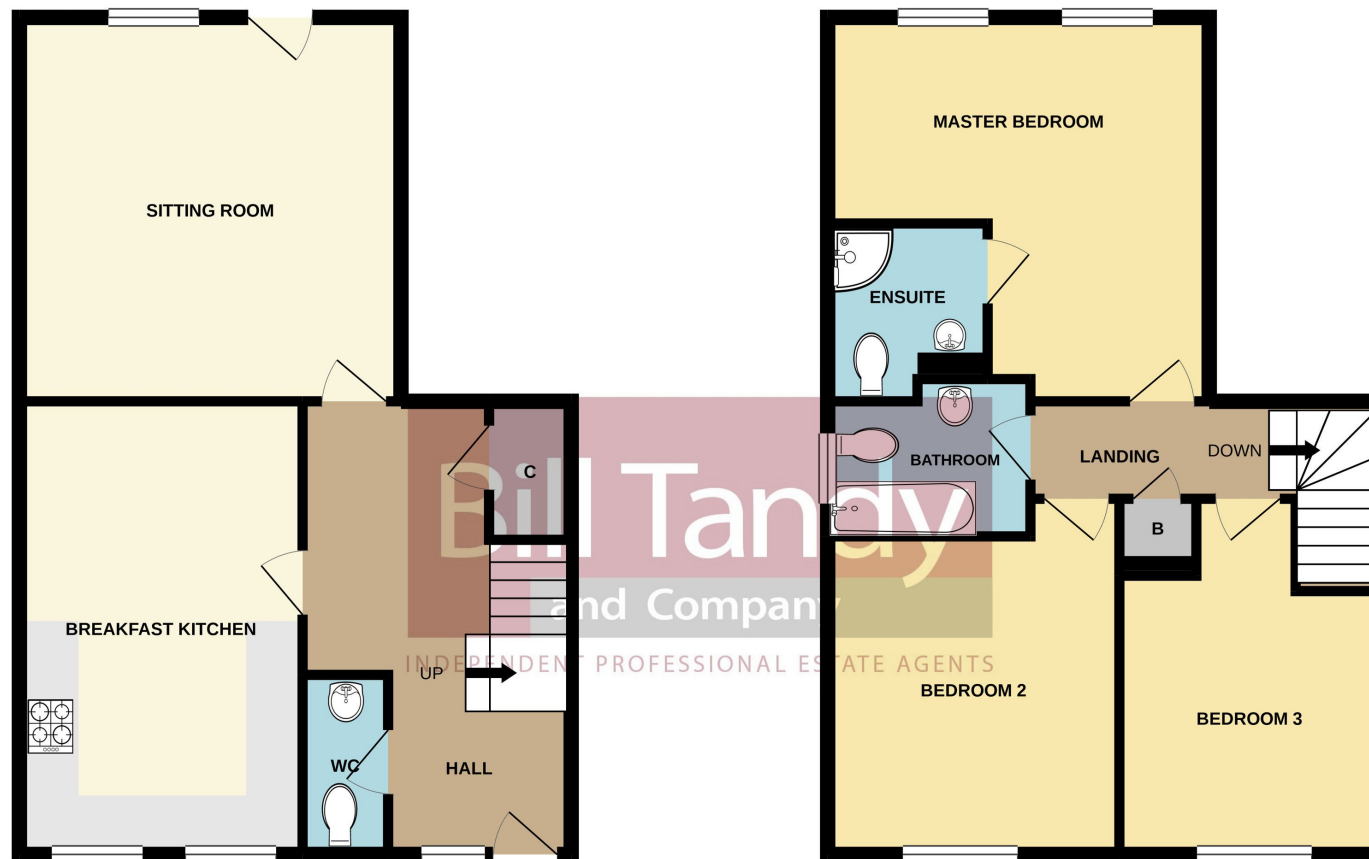
### TENURE

Our client advises us that the property is Leasehold. 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.



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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