



44 School Lane, Hill Ridware, WS15 3QN

Offered with no upward chain is this immaculately presented detached bungalow set in the idyllic village of Hill Ridware, benefitting from two double bedrooms and a stunning garden plot presenting superb potential to extend and remodel (STPP). A rare addition to the market, this well maintained detached home comprises briefly entrance hall, spacious living and dining room, conservatory and kitchen, with two double bedrooms serviced by a family bathroom, Outside, a generous driveway provides parking for a number of vehicles and there is a large detached garage and separate utility room. The extensive rear garden enjoys privacy to all sides, plenty of peace and quiet and offers superb scope to extend the existing property.

Hill Ridware is a popular rural village set amidst stunning Staffordshire countryside just minutes from an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the property is a village hall, the Chadwick Arms pub and the Henry Chadwick primary school and Hill Ridware is a short drive from the Cathedral City of Lichfield which offers further amenities such as supermarkets, restaurants and Beacon Park. The location is ideal for commuters, having convenient access to the the A50, A38 and M6. Direct rail links to Birmingham and London (in 80 minutes) can be found at stations in Lichfield and the location is well placed for access to the International airports of Birmingham and East Midlands.

- Attractive Detached Bungalow
- No Upward Chain
- Stunning Garden Plot
- Potential to Extend (STPP)
- Living & Dining Room
- Kitchen & Conservatory
- Two Double Bedrooms & Bathroom
- Detached Garage & Utility Room
- Established Gardens
- Gated Entrance & Ample Parking
- Mains Gas CH & Full Double Glazing

The front door opens into the **Entrance Hall** where there is access to the loft via a drop down ladder and doors open into:

Living & Dining Room 5.39 x 4.14m (approx 17'8 x 13'7)

A superb reception room offering a formal dining space and living area. There is a window to the side and a multifuel stove is inset to a

Kitchen 2.98 x 2.1m (approx 9'9 x 6'10)

Fitted with wall and base units housing an inset one and a half sink with side drainer, integral Neff induction hob, integral double oven and spaces for a microwave and fridge. There is a window to the side, the kitchen has tiled splashbacks and a door opens into the:

Conservatory 4.7 x 3.38m (approx 15'5 x 11'1)

Added in 2012, this spacious conservatory has double doors out to the rear gardens and a further door to the side leading to a covered area with doors into the **Garage** and:

Utility 2.52 x 1.46m (approx 8'3 x 4'9)

fitted with wall and base units having space for both a washing machine and tumble dryer, with a window to the rear and a fitted wash basin





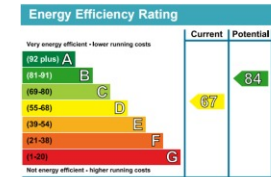
Doors from the hallway open into:

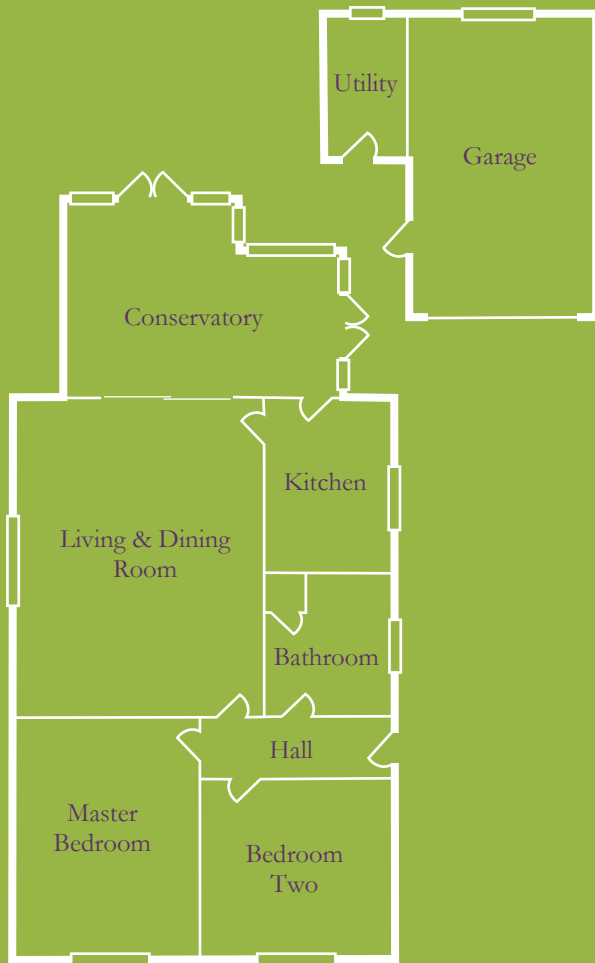
Master Bedroom 4.33 x 3.05m (approx 14'2 x 10'0)
A good sized double room having window to the front and a range of bespoke fitted wardrobes and bedroom storage

Bedroom Two 3.34 x 3.05m (approx 10'11 x 10'0)
Another double room having a window to the front aspect

Bathroom 2.27 x 2.22m (approx 7'5 x 7'3)
Fitted with pedestal wash basin, WC and bathtub

with shower unit over, having tiled walls, tiled splash backs and an obscured window to the side





Outside

The bungalow is set back from the lane beyond a generous sweeping driveway providing parking and turning space for a number of vehicles. There is gated access into the drive and a side gate leads to the rear garden

Detached Garage 5.1 x 3.07m (approx 16'8 x 10'0)

A large garage having electric entrance door, window to the rear and a courtesy door to the side

Gardens

Extending to a generous size, the rear garden is laid to well tended lawns, stocked borders and paved terraces. Included in the sale are the shed and summer house and the property benefits from exterior lighting and a water point. The garden enjoys plenty of privacy and an open aspect over the primary school field to the rear, and the size of the garden presents an ideal opportunity to create a substantial extension



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.