



6 The Maltings, Hill Ridware, Staffordshire, WS15 3FJ




Set on a desirable modern development is this executive detached home, benefitting from immaculately presented interiors, four good sized bedrooms and a landscaped rear garden. Retaining a further 7 years of the NHBC warranty, this attractive home enjoys a traditional double fronted exterior and offers well proportioned accommodation to suite families and couples alike. The interiors comprise briefly central reception hall, lounge, dining room, open plan kitchen with family room, utility and cloakroom to the ground floor, with four bedrooms, a master en suite and family bathroom to the first floor. To the front there is off road parking and a single garage and a beautifully landscaped garden lies to the rear enjoying much privacy.

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 Beacon Park, around seventy acres of open space and beautiful formal gardens. 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.


- Executive Detached Family Home
- Immaculately Presented Interiors
- Open Plan Kitchen with Family Room
- En Suite & Bathroom
- 7 Years NHBC Warranty Remaining
- Desirable Modern Cul de Sac
- Two Spacious Reception Rooms
- Four Good Sized Bedrooms
- Single Garage, Parking & Landscaped
- Superfast Fibre Broadband Connection



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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.

The Property Misdescriptions Act 1991: 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.