



18 The Maltings, Hill Ridware, WS15 3FJ



Enjoying a pleasant rural outlook to the front is this double fronted detached home, benefitting from contemporary open plan living, four excellent double bedrooms and outside space including a double garage, ample parking and secluded gardens. Completed in ..., the property benefits from a further 6 years on the NHBC warranty and has received a number of upgrades including, a feature fireplace with wood burning stove to the lounge, granite worktops and Neff appliances to the kitchen and Porcelanosa tiling. The interiors comprise briefly reception hall, dual aspect lounge, open plan kitchen with dining and family rooms, utility and

cloakroom to the ground floor, with four double bedrooms off the first floor galleried landing. There is a master en suite and dressing room, with the additional bedrooms serviced by a family bathroom and guest en suite. Outside, this executive home overlooks a beautifully maintained green to the front, and the property benefits from ample parking, a detached double garage and secluded rear gardens.

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 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
- Desirable Modern Cul de Sac
- Pleasant Open Outlook to Front
- Immaculately Presented Interiors
- Two Spacious Reception Rooms
- Open Plan Kitchen with Family Room
- Four Excellent Double Bedrooms
- Master En Suite & Dressing Room
- Guest En Suite & Family Bathroom
- Double Garage & Ample Parking
- Secluded Rear Garden
- Overlooking Village Green & Views
- 6 Years NHBC Warranty
- Well Placed for Commuter Routes, Rail Travel & International Airports



Reception Hall

A recessed porch leads to the reception hall, having staircase rising to the first floor, Porcelanosa tiled flooring and doors opening into:

Lounge 7.02 x 3.26m (approx. 23'1 x 10'8)

A spacious dual aspect reception room having bay window to the front with a pleasant outlook over an open village green and further window to the rear. The fireplace has been upgraded with a traditional wood burner having brickwork surround and tiled hearth

Open Plan Dining Kitchen 6.27 x 3.8m (approx. 20'7 x 12'5)

A beautifully designed family space, the **Dining Area** features a window with a pleasant outlook to the front aspect and has Porcelanosa tiled flooring which extends into the kitchen, the **Kitchen** comprises a contemporary range of wall, base and full height units with upgraded granite worktops over, housing inset sink with side drainer and a range of Neff integral appliances including dishwasher, fridge, freezer, double oven and gas hob with extractor above. There is a window to the side aspect and the worktops extend to create an entertaining style breakfast bar in the **Family Room**. The kitchen has a door into the **Utility** and leads into:

Family Room 4.24 x 4.02m (approx. 13'11 x 13'2)

Another well presented reception room having Porcelanosa tiled flooring and double doors out to the rear gardens

Utility 2.53 x 1.9m (approx 8'4 x 6'3)

Comprising wall and additional base units housing inset sink and side drainer, and spaces for a washing machine and tumble dryer, with Porcelanosa tiled flooring, fitted shelving and a door out to the rear garden

Cloakroom

With fitted wash basin, WC and Porcelanosa tiled flooring





Stairs rise to the **Galleried Landing**, an impressive central space having oak balustrade, loft access and doors into the Airing Cupboard and:

Master Dressing Room 2.83 x 2.66m (approx. 9'3 x 8'9) – max into wardrobes

Having been fitted to a high standard with a range of sliding and mirrored wardrobes, leading in turn to:

Master Suite 4.24 x 4.06m (approx. 13'11x 13'4)

A spacious principal bedroom having window to the rear and a door into:

En Suite 2.12 x 1.74m (approx. 7'0 x 5'9)

Fitted with wash basin, WC and double shower, with tiled flooring and walls, an obscured window and a heated towel rail

Bedroom Two 3.66 x 3.36m (approx. 12'0 x 11'0)

Another spacious double room having window to the rear and private use of:

En Suite 1.9 x 1.77m (approx. 6'3 x 5'10)

Comprising wash basin, WC and double shower, with tiled flooring, tiled splash backs and an obscured window

Bedroom Three 4.02 x 2.78m (approx. 13'2 x 9'2)

Another double room having window to the front enjoying a pleasant outlook over the village green

Bedroom Four 3.36 x 2.51m (approx. 11'0 x 8'3)

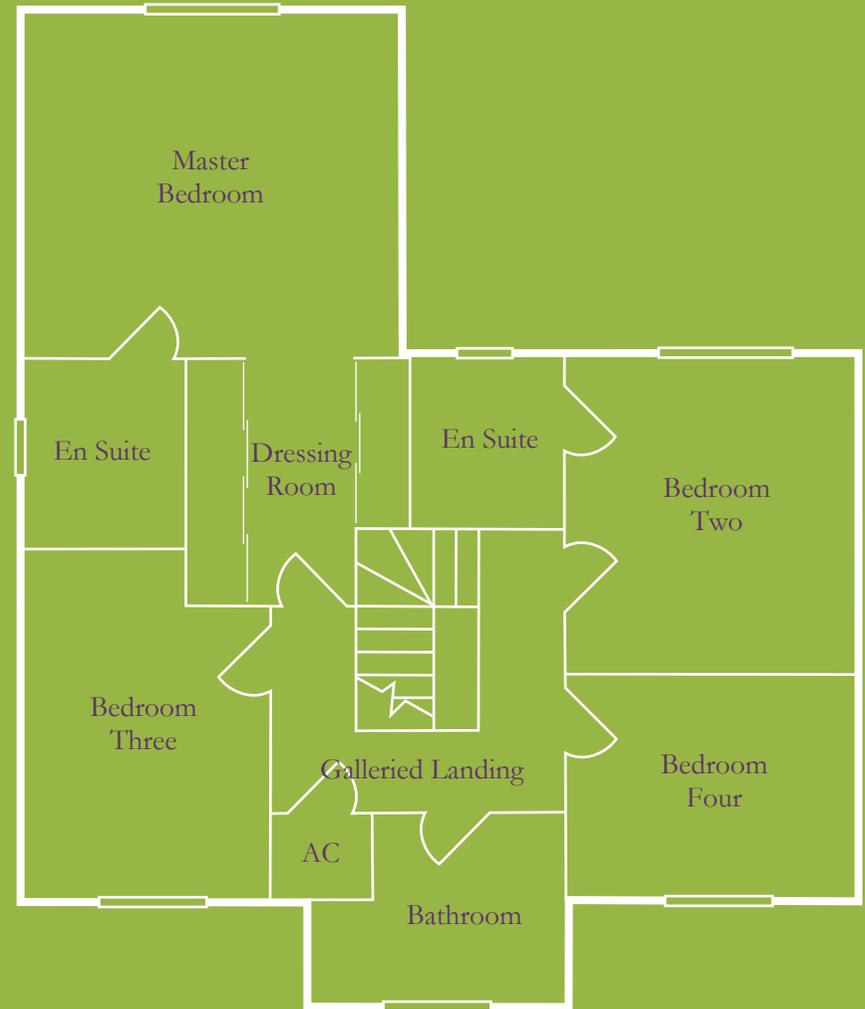
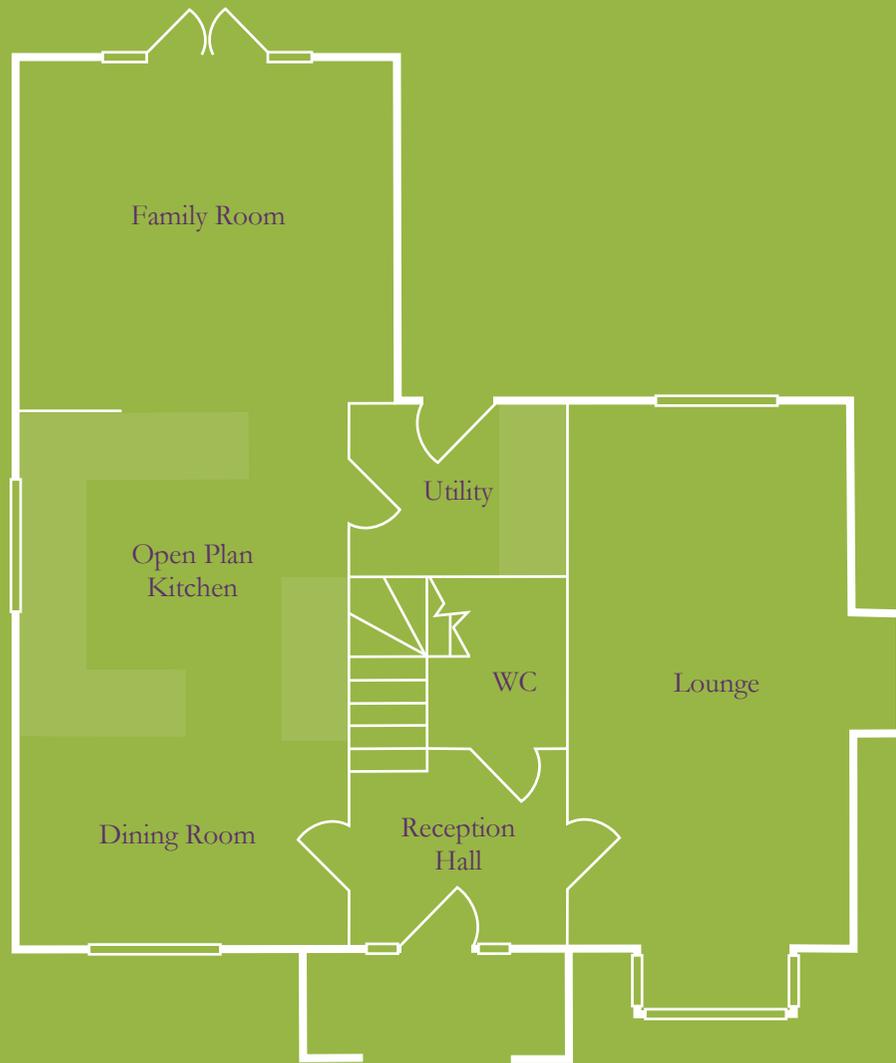
A fourth double bedroom with window to the front

Bathroom 2.9 x 2.16m (approx. 9'6 x 7'1)

Comprising a modern four piece suite having wash basin, WC, bathtub and separate double shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window









Outside

The property is set on an enviable plot on the desirable development, overlooking a pleasant open outlook over the communal green and to views beyond. The driveway providing parking for around for vehicles as well as access into the **Detached Double Garage**, which has a manual entrance door, power, lighting, loft storage and a courtesy door into the garden

Gardens

The rear garden extends to a good sized and is laid to lawns, a paved terrace and a fenced area ideal for pets. There is gated access out to the drive and an exterior water point, and the garden enjoys an excellent degree of privacy to all sides. There is superb potential to landscape the garden as desired



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.