



8 The Maltings, Hill Ridware, WS15 3FJ



Set on this popular modern cul de sac is this double fronted detached home, benefitting from spacious family interiors, four bedrooms and secluded gardens. Completed in 2017 by a reputable local builder, this attractive village home retains a further 6 years on the NHBC warranty and offers immaculately presented interiors with versatile living accommodation ideal to suit those with younger children or anyone needing space to work from home. The interiors comprise briefly reception hall, two reception rooms, open plan family dining kitchen, utility and cloakroom to the ground floor, with four bedrooms (three doubles) to the first floor serviced by a master en suite and family bathroom. Outside, there is parking to the side of the property to a private drive which gives access to the detached single garage, and the pleasant rear garden enjoys an excellent degree of 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 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 Family Home
- Desirable Cul de Sac Setting
- Immaculately Presented Interiors
- Two Reception Rooms
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Detached Single Garage & Parking
- Secluded Rear Gardens
- Mains Gas Central Heating
- Full Double Glazing
- Approx 6 Years NHBC Warranty
- Desirable Village Location

Reception Hall 3.38 x 1.93m (approx. 11'1 x 6'4)

An attractive welcome to this immaculate home, having tiled flooring, staircase rising to the first floor with storage below and doors into:

Lounge 4.3 x 3.6m (approx. 14'0 x 11'9)

A spacious reception room having window to the front aspect

Family Room 3.38 x 2.68m (approx. 11'1 x 8'9)

Ideal as a playroom, formal dining room or home office, having a window to the front aspect

Family Dining Kitchen 5.99 x 4.14, 2.88m

(approx. 19'7 x 13'6, 9'5)

An attractive open plan space having dining area with double doors out to the gardens and a comprehensively fitted kitchen. The kitchen is fitted with a range of gloss wall and base units with worksurfaces over, housing inset one and a half sink with side drainer and integral appliances including dishwasher, fridge freezer, double oven and gas hob with extractor above. There is a window to the rear and the kitchen has tiled flooring throughout and a useful fitted cloaks cupboard

Utility 2.32 x 1.72m (approx. 7'9 x 5'7)

Fitted with wall and base units having complementary worktops over, housing spaces for both a washing machine and tumble dryer. A door opens out to the rear, there is a window to the rear and the utility has tiled flooring and a door into:

Cloakroom

Fitted with contemporary wash basin and WC, with tiled flooring and an obscured window





Stairs rise to the spacious first floor **Landing**, having doors opening into:

Master Bedroom 3.35 x 3.25m (approx. 10'11 x 10'8)

A double bedroom having a range of mirrored fitted wardrobes and a window to the rear. With private use of:

En Suite 2.5 x 1.18m (approx. 8'3 x 3'10)

A modern suite having fitted wash basin, WC and double shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window

Bedroom Two 4.73 x 2.95m (approx. 15'6 x 9'8) – max

Another double room having window to the front



Bedroom Three 2.73 x 3.64m (approx. 11'11 x 8'11)

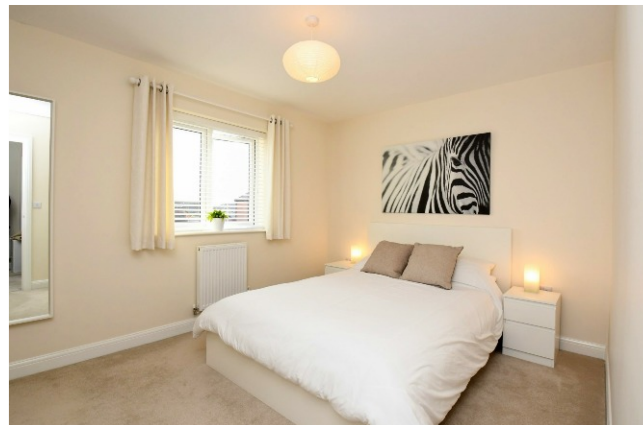
A third double bedroom having window to the front

Bedroom Four 2.96 x 2.65m (approx. 9'8 x 8'8) – max

With a window to the front aspect

Bathroom 2.16 x 1.98m (approx. 7'1 x 6'5)

Fitted with a modern suite having fitted wash basin, WC and bathtub with shower unit over, having tiled flooring, tiled walls and an obscured window





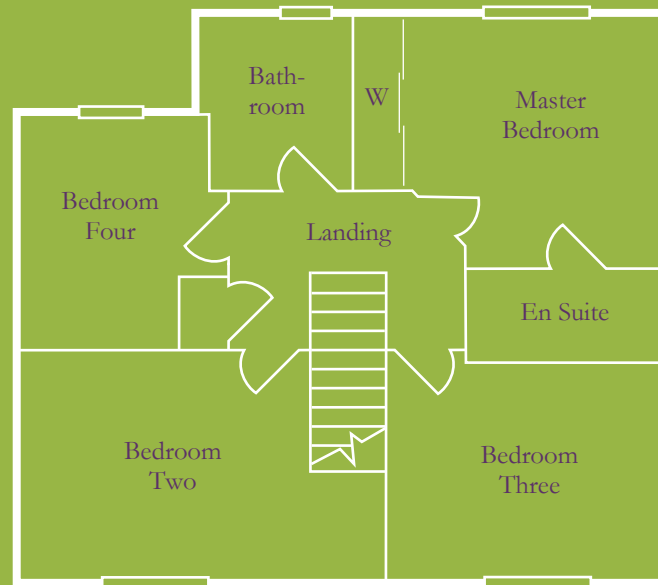
Outside

The property is set on this popular cul de sac benefitting from parking to the side aspect for two vehicles. There is access into the **Detached Single Garage** which has a manual entrance door to the front and a courtesy door into the rear garden

Secluded Gardens

Set to the rear are attractive gardens enjoying an excellent degree of privacy to all sides. There is a paved terrace to the rear aspect leading onto lawns edged with neatly stocked borders, and there is gated access out to the driveway, exterior lighting and a water point

Score	Energy rating	Current	Potential
92+	A		94 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.