



21 Oaklands Close, Hill Ridware, WS15 3RJ



Set on a peaceful cul de sac is this attractive detached home, benefitting from spacious living accommodation, four double bedrooms and an open rural aspect to the rear. Offering excellent potential to modernise and/or extend (STPP), this detached village home is set on a secluded and tranquil cul de sac, enjoying an open aspect over rural fields to the rear. The interiors comprise briefly porch, reception hall, two reception rooms plus garden room, kitchen utility and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, there is parking for multiple vehicles to the front aspect and access into the double garage via an electric door, and well tended gardens are set to the rear enjoying a pleasant outlook over farmland to the rear. The property is serviced by mains gas central heating and UPVC double glazed 'tilt and turn' windows.

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, the historic Cathedral and 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 Toll. Direct rail links to Birmingham and London (in 80 minutes) can be found at stations in Lichfield and Rugeley, and the location is well placed for access to Birmingham International Airport.



- Attractive Detached Family Home
- Peaceful Setting & Views to Rear
- Superb Potential to Modernise/Extend
- Two Reception Rooms & Garden Room
- Breakfast Kitchen & Utility
- Reception Hall & Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Double Garage & Ample Parking
- Well Tended Gardens
- Open Aspect to Rear
- Tranquil Cul de Sac in Desirable Village
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

having bay window to the front,

Garden Room 3.8 x 3.4m (approx. 12'5 x 11'2)
Formerly a conservatory but having received upgrades including skylights and a solid insulated roof. Double doors open out to the garden and windows overlook rural views

Kitchen 3.76 x 2.6m (approx. 12'4 x 8'6)
Refitted 2011, the kitchen comprises a range of wall and base units with complementary worksurfaces over, housing an inset one and a half sink and a refitted integral Hotpoint oven with gas hob over and extractor above. A window facing the rear and the kitchen has tiled flooring and space for a breakfast table. A door opens into:

Utility 2.6 x 1.46m (approx. 8'6 x 4'9)
A useful room having fitted based units housing an inset sink and space for a washing machine, having tiled flooring, a window to the rear and further space for an American fridge freezer. a door opens into the garage

Cloakroom
Comprising pedestal wash basin and WC, with an obscured window to the front

A sliding door to the front aspect opens into the **Entrance Porch**, having a composite entrance door leading in turn into the **Reception Hall**. Stairs rise to the first floor with storage beneath and doors open into:

Dining Room 3.52 x 3.08m (approx. 11'6 x 10'1)
A spacious reception room having window to the front aspect

Lounge 7.9 x 3.5m (approx. 25'11 x 11'6)
Another generously proportioned living space





Stairs rise to the first floor **Landing**, having access point to a partially boarded loftspace, a door to the airing cupboard housing the hot water cylinder and further doors into:

Master Bedroom 3.7 x 3.6m (approx. 12'1 x 11'9)
A spacious double room having window to the front aspect, a range of mirror fronted wardrobes with recently replace doors and private use of:

En Suite 1.77 x 1.75m (approx. 5'9 x 5'8)
Fitted with wash basin set to vanity unit, WC and shower, with tiled splash backs and an obscured window to the front

Bedroom Two 3.8 x 3.48m (approx. 12'5 x 11'5)
A spacious double room having window to the front and a mirrored double wardrobe

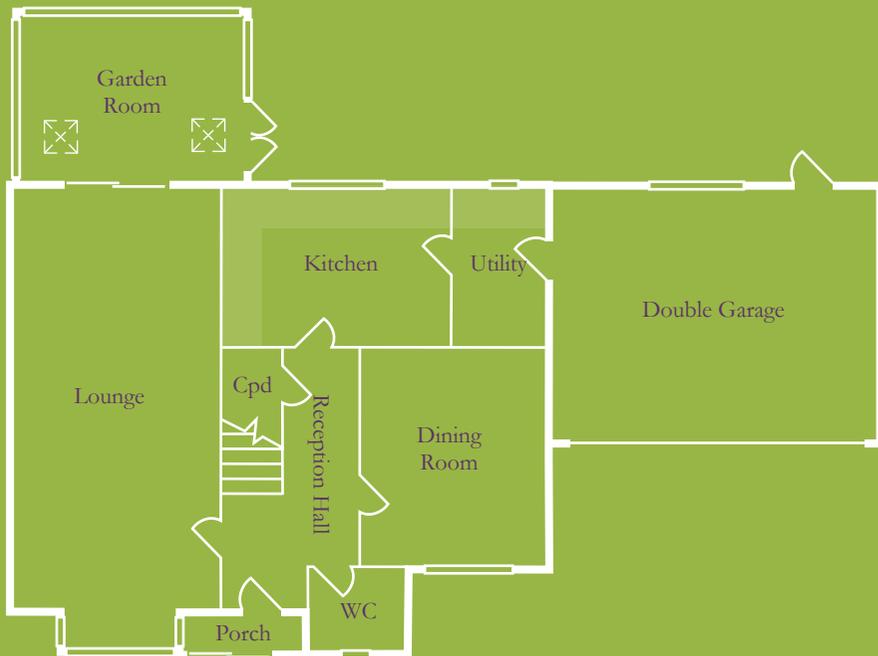


Bedroom Three 2.87 x 2.72m (approx. 9'5 x 8'11)
Another double room having mirrored fitted wardrobes and a window to the rear with views

Bedroom Four 2.7 x 2.7m (approx. 8'11 x 8'11)
A good size fourth single or double room having window to the rear enjoying rural views

Bathroom 2.6 x 1.7m (approx. 8'5 x 5'7)
Comprising pedestal wash basin, WC and bathtub with half tiling to walls and an obscured window to the rear





Outside

The property lies on the peaceful cul de sac of Oaklands Close, being just minutes' walk from the centre of the village. To the front aspect, a tarmac driveway with a wide access offers parking for a number of vehicles and there is access into the:

Double Garage 5.3 x 4.75m (approx. 17'4 x 15'6)
With power, lighting, an electric Hörmann entrance door and a courtesy door out to the rear gardens

Gardens

The wide garden plot has been well maintained by the current vendors and features shaped lawns, a small kitchen garden with greenhouse and a paved terrace, all overlooking rural fields to the rear. There is exterior lighting, a garden pond lies to one side and gated access leads to the front aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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.