





This beautifully renovated 1950s-style, three-bedroom semi-detached house is situated in a highly desirable rural village, offering stunning views of open arable countryside. The current owners have completed a full renovation, including the addition of a single-storey rear extension to the kitchen, which features underfloor heating. This extension enhances the open-plan kitchen diner and provides far-reaching views over the surrounding agricultural landscape.

Key features of this home include a spacious front lounge, an open-plan kitchen diner with bi-folding doors at the rear, a welcoming reception hallway, a guest W/C, three generously sized double bedrooms, and a family bathroom. Outside, the property boasts a charming private rear garden that backs onto open fields, as well as a good-sized front garden and a driveway with parking for several vehicles. The home benefits from UPVC double glazing, central heating, and cavity wall insulation for added comfort and efficiency.

Located in the sought-after village of Hill Ridware, the property is within walking distance of local amenities, including shops and public houses. It falls within the catchment area for highly regarded schools, such as Henry Chadwick Community Primary School in the village and John Taylor High School nearby. Additional amenities are available in the nearby village of Armitage with Handsacre, and Lichfield Town, with its variety of amenities including local park, restaurants and bars.



Hallway

With a composite front entry door leading into, balustrade staircase rising to the first floor landing with useful built-in under stairs storage space, central heating radiator, spotlighting to ceiling, herringbone Amtico flooring, internal oak lead to:

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point and telephone point.

Cloaks/WC

With a low-level WC with continental flush, wash hand basin with mixer tap and tiled splashback, herringbone Amtico flooring throughout and central heating radiator.

Extended Living/Dining Kitchen

Having underfloor heating throughout the entirety of the room, with herringbone Amtico flooring throughout. The kitchen has been subject to a rear elevation extension with vaulted ceiling and exposed timber framework. The kitchen of which comprises of a range of matching base and eye level storage cupboards drawers with composite drop edge preparation work surfaces a range of integrated appliances including oven/grill, induction electric hob with extractor hood, dishwasher, stainless steel sink with mixer tap. The remainder of the extension features a vaulted apex with exposed timbers and 2x UPVC double glazed velux windows to ceiling, herringbone flooring throughout, spotlighting to ceiling and bi-folding internal outdoors lead to:



Utility Room

With a UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the side entry, base level storage cupboards, woodblock effect drop edge preparation work surfaces, stainless steel sink and drainer with mixer tap and plumbing space for undercounter appliances.







Landing

With a UPVC double glazed frosted glass window to the side elevation, access into loft space via loft hatch with pulldown ladders, internal oak panel doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, a range of built-in fitted wardrobes and drawers comprising of hanging rails and shelving, internal door leads to:

En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring three-piece shower room suite comprising of low-level WC, wash hand basin with mixer tap and tiled splashback with base level storage, double shower cubicle with waterfall showerhead, tiling to wall coverings, extractor fan, central heating radiator and spotlighting to ceiling.



Bedroom Two

With a UPVC double glazed window to the rear elevation, UPVC double glazed window to ceiling and central heating radiator.

Bathroom

With tiled flooring throughout, featuring a three-piece bathroom suite comprising of low level WC, pedestal wash hand basin with mixer tap, panelled bath unit with shower over and glass screen with tiling to wall coverings, chrome heated towel radiator, central heating radiator, extractor fan and spotlighting to ceiling.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

Garage

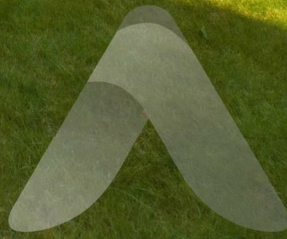
With timber double doors to the front elevation, pitched roof, lighting, central heating combination gas boiler and a UPVC double glazed door leading to the rear access











ABODE
SALES & LETTINGS



Floor 0

Approximate total area⁽¹⁾

111.8 m²
1203.41 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0

Approximate total area⁽¹⁾

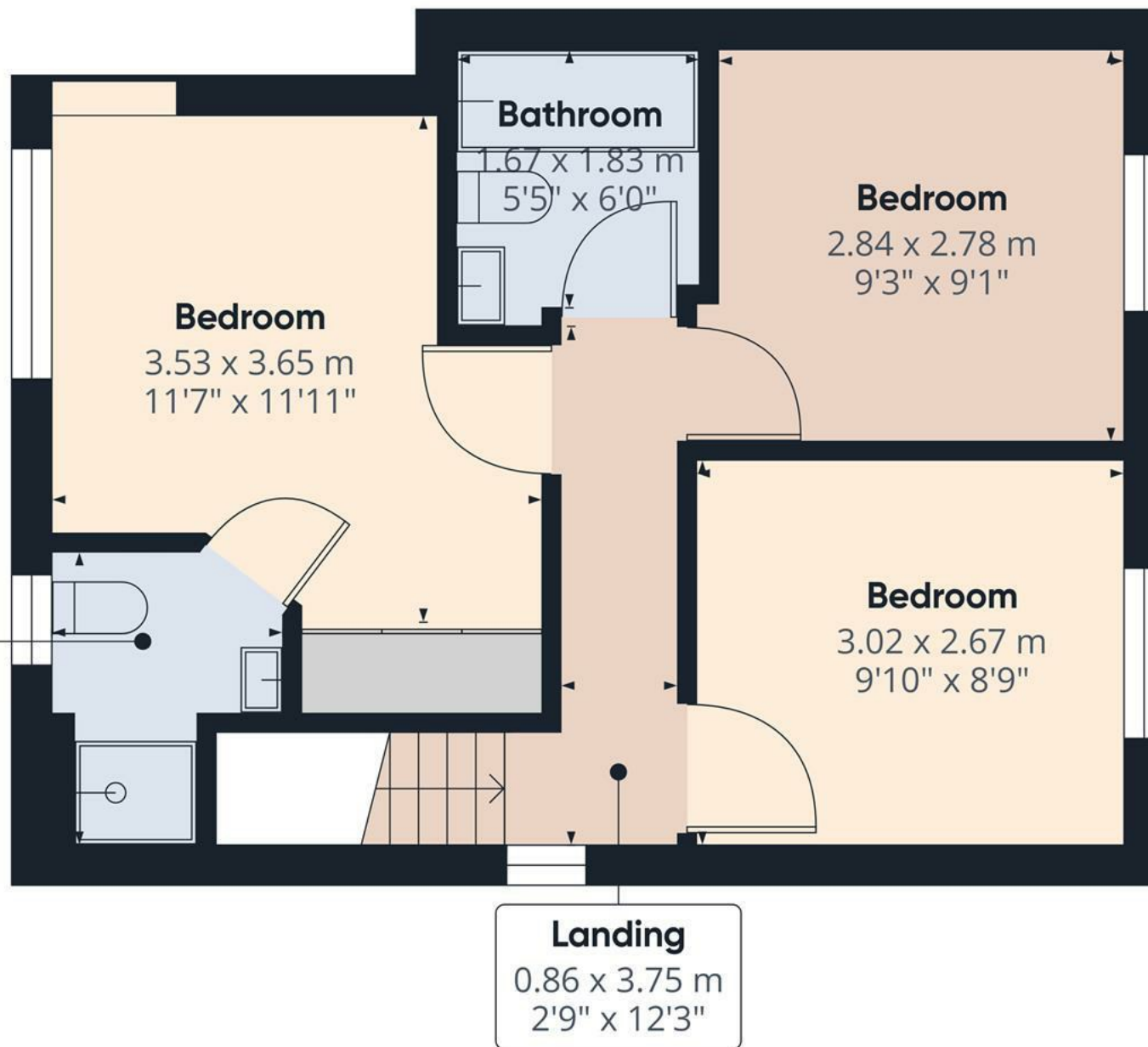
74.05 m²
797.07 ft²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

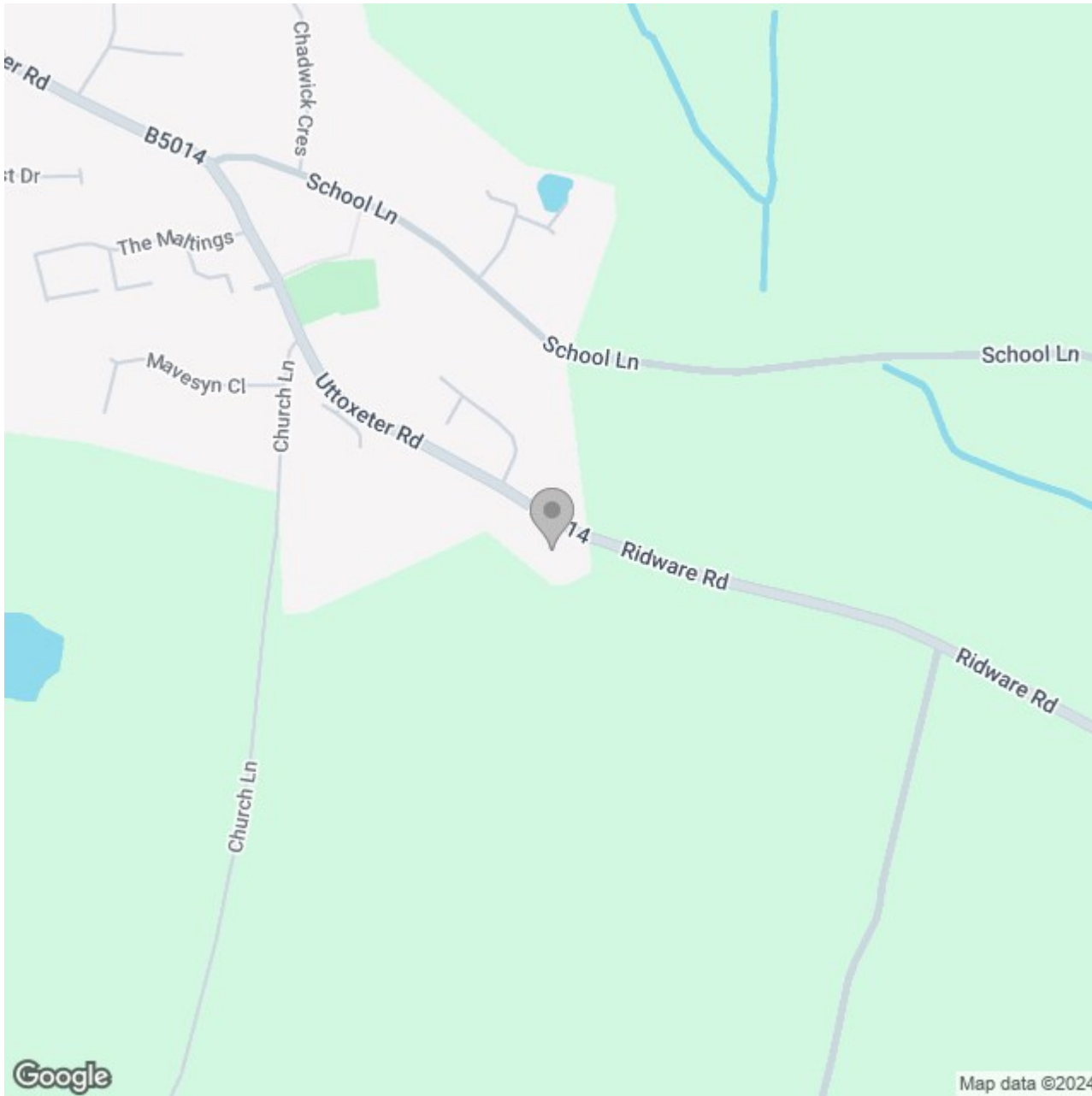
37.75 m²
406.34 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	