

# Your local property experts



131 Uttoxeter Road, Hill Ridware, WS15 3QZ

Guide Price £485,000



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Sales : 01889 577 731  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
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**\*\* VIRTUAL TOUR AVAILABLE \*\* VIEWING HIGHLY RECOMMENDED \*\*** JR Properties are pleased to offer For Sale this impressive extended family home situated in the popular village of Hill Ridware. The property is extremely well presented throughout and the accommodation offers;

Reception hall, lounge benefitting from a feature multifuel stove heating system providing an economical way of heating the property throughout, an impressive kitchen, dining & family room with bi-fold doors leading to the garden and the kitchen comprising of integral appliances such as; full length larder fridge, microwave, oven, extractor, induction hob & dishwasher. The generously sized Quartz island houses the inset sink with an instant boiling water tap, pop up power socket and seats approximately 8 people. Further leading to the utility room & guest wc.

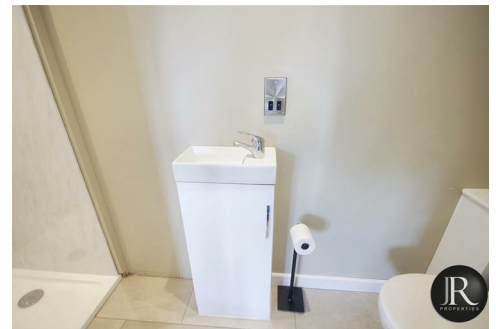
The first floor offers; five good sized bedrooms, ensuite to master and family bathroom.

Externally the property is positioned on an attractive corner plot with a good sized drive and front garden. The rear is private and south facing which benefits the solar panels included, having lawn, patio areas, access to the front and double gates which gives access to the detached garage.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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