

Offers In The Region Of £425,000

Jayman  
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Estate Agents



## The Maltings

Hill Ridware, Staffordshire, WS15 3FJ

# The Maltings, Hill Ridware, Staffordshire WS15 3FJ

Jayman are delighted to present this wonderful four bedroom detached family home, located within the highly sought after village of Hill Ridware.

This large family home very briefly comprises of a large entrance hallway, guest WC, lounge and kitchen diner with separate utility room. Upstairs you will find a master bedroom with en-suite, three further good size bedrooms and a family bathroom. To the rear of the property there is a private garden comprising of a lawned area and patio. There is also a detached single garage and driveway for three cars.

## Large Hallway leading to;

### Kitchen/diner 15'8" x 20'8" (4.8 x 6.3)

Modern Kitchen/diner with an array of storage cupboards, built in dishwasher, fridge and freezer. There is plenty of space for a large table and sofa.

### Lounge 11'5" x 20'8" (3.5 x 6.3)

Spacious lounge to the front of the property. There is a log burner and plenty of room for a large suite.

## Downstairs W/C

### Storage Cupboard

### Stairs leading to;

The large landing.

### Master Bedroom 10'5" x 19'0" (3.2 x 5.8)

Large Master bedroom with built in fitted mirrored wardrobes. The room benefits from a spacious ensuite.

## Ensuite

Suite comprises of a double shower, hand basin and w/c.

### Second Bedroom 9'10" x 11'9" (3 x 3.6)

Large double with plenty of space for a wardrobe and chest of drawers.

### Third Bedroom 10'9" x 8'6" (3.3 x 2.6)

Double bedroom with space for a wardrobe/chest of drawers.

### Fourth Bedroom 11'5" x 8'6" (3.5 x 2.6)

Very good size with a built in storage cupboard.

## Storage Cupboard

### Garage 8'2" x 17'4" (2.5 x 5.3)

Good sized garage and a driveway which can fit three cars.

## Garden

Well kept garden and side access into the garage.

## Disclaimer and AML checks

### MONEY LAUNDERING REGULATIONS

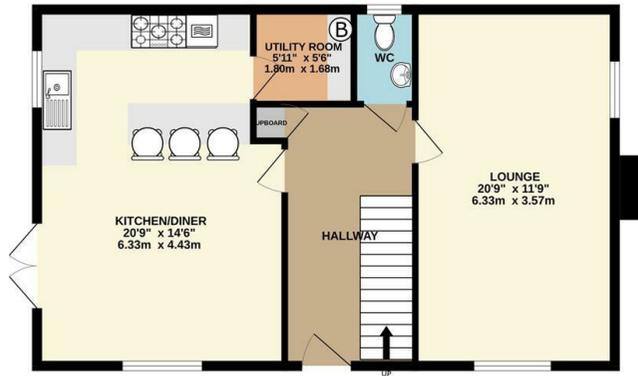
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

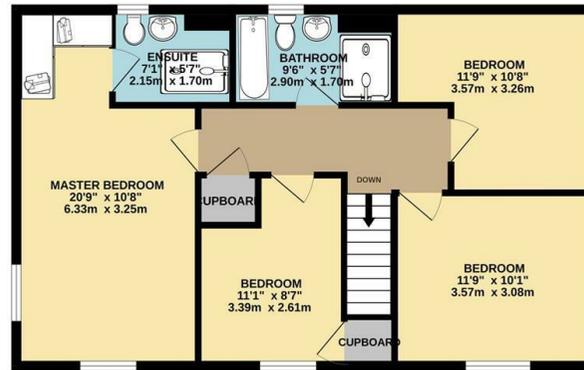


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GROUND FLOOR

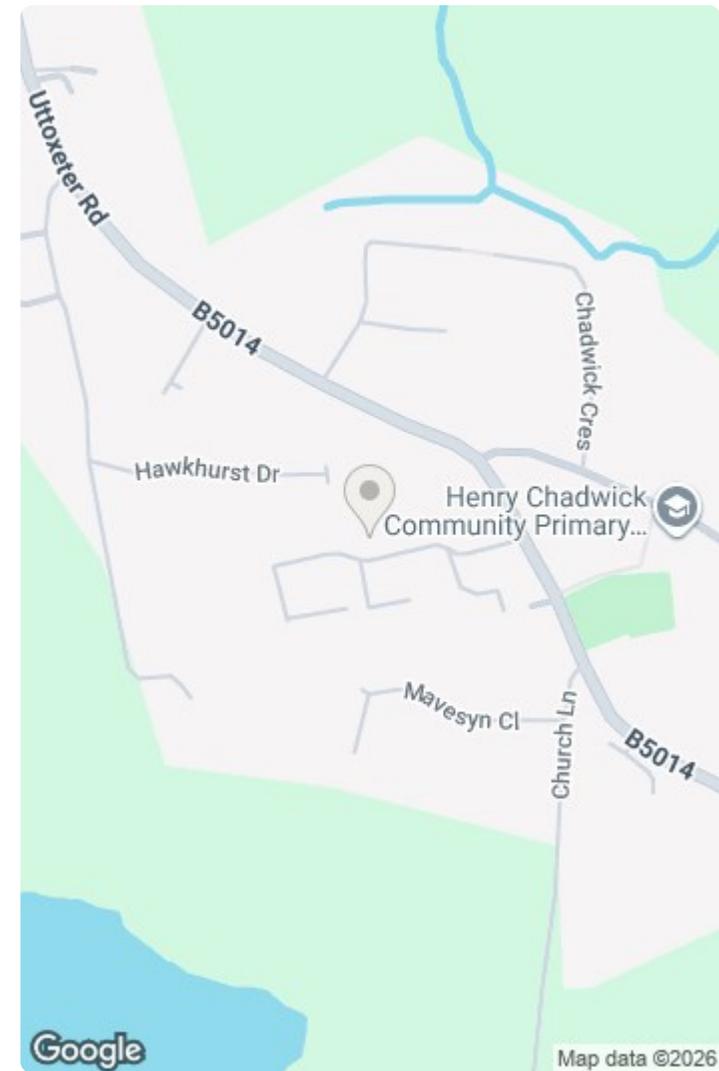


1ST FLOOR



4 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Very energy efficient - lower running costs	Band	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	92-100	A	92-100
B	81-91	B	81-91
C	69-80	C	69-80
D	55-68	D	55-68
E	39-54	E	39-54
F	29-38	F	29-38
G	1-28	G	1-28

England & Wales EU Directive 2002/91/EC

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