



18 Woodlands Way, Handscare, Rugeley, Staffordshire,  
WS15 4EX

Bill

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



**18 Woodlands Way, Handscare,  
Rugeley, Staffordshire, WS15 4EX**

## **£200,000 Offers over**

Bill Tandy and Company are delighted in offering for sale this end of terrace home superbly positioned on a corner plot and located at the end of this small and select cul de sac position. The property itself, which benefits from no upward chain, is in need of cosmetic modernisation, but needs to be viewed to be fully appreciated. The accommodation briefly comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms, bathroom and separate W.C. One of the distinct features of the property is its superb plot enjoying a generous parking area accessed from double wrought-iron gates, and there are front and rear gardens with useful brick store. The property is located in the heart of the village of Handsacre located alongside Armitage enjoying a superb range of village facilities including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The village is only a short distance away from both the cathedral city of Lichfield and Rugeley town centre.



### **RECEPTION HALL**

approached via an obscure glazed wooden front entrance door with window alongside and having radiator, stairs to first floor and doors open to:

### **LOUNGE**

4.50m x 3.10m (14' 9" x 10' 2") having a glazed multi-paned bow window to front and feature fireplace having a marble style hearth and inset, wooden surround with mantel above and an inset gas fire.

### **DINING ROOM**

4.43m x 3.55m (14' 6" x 11' 8") having two windows to rear, radiator and archway leading to:

### **KITCHEN**

3.06m x 2.17m (10' 0" x 7' 1") having window to side, UPVC obscure double glazed door to side, radiator, tiled floor, matching base and wall mounted storage cupboards, round edge preparation tops, tiled surround, stainless steel sink with drainer, space for cooker and fridge/freezer.

### **FIRST FLOOR LANDING**

having loft access hatch and doors leading off to:

### **BEDROOM ONE**

4.02m x 3.51m max (3.10m min) (13' 2" x 11' 6" max 10' 2") having multi-paned window to front and radiator.

### **BEDROOM TWO**

3.31m max (2.93m min) x 3.08m (10' 10" max 9' 7" min x 10' 1") having window to rear, radiator and built-in wardrobe with double louvred doors.

### **BEDROOM THREE**

3.51m x 2.61m max (11' 6" x 8' 7" max) having multi-paned window to front, stairs footwell and radiator.



### **BATHROOM**

1.74m x 1.74m (5' 9" x 5' 9") having an obscure glazed window to rear, radiator, tiled floor, and suite comprising wall mounted wash hand basin with tiled surround and bath with Triton shower over.

### **SEPARATE W.C.**

having an obscure double glazed window to rear, tiled floor and low flush W.C.

### **OUTSIDE**

The property has a superb corner positioned located at the end of this small and select cul de sac. One of the distinct features of the property is its generous parking area accessed from double wrought-iron gates to the front, and the driveway extends to the left hand side with a block paved parking area for several vehicles and further concrete area set beyond and providing access to the rear garden. There is a brick wall to the front of the property with wrought-iron railings, pathway to the front door, shaped lawned foregarden with well stocked borders and fencing to the right hand side. To the rear of the property is a paved patio space, retaining wall provides access to a lawn and gravelled garden, well stocked with mature shrubs and borders.



### BRICK BUILT STORE

1.42m x 1.27m (4' 8" x 4' 2") having space and plumbing for washing machine and tumble dryer, useful tap and Ideal Instinct boiler.

### COUNCIL TAX

Band A.

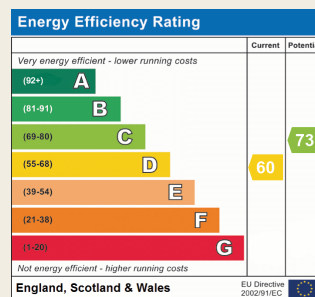
### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



### ANTI MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



### TENURE

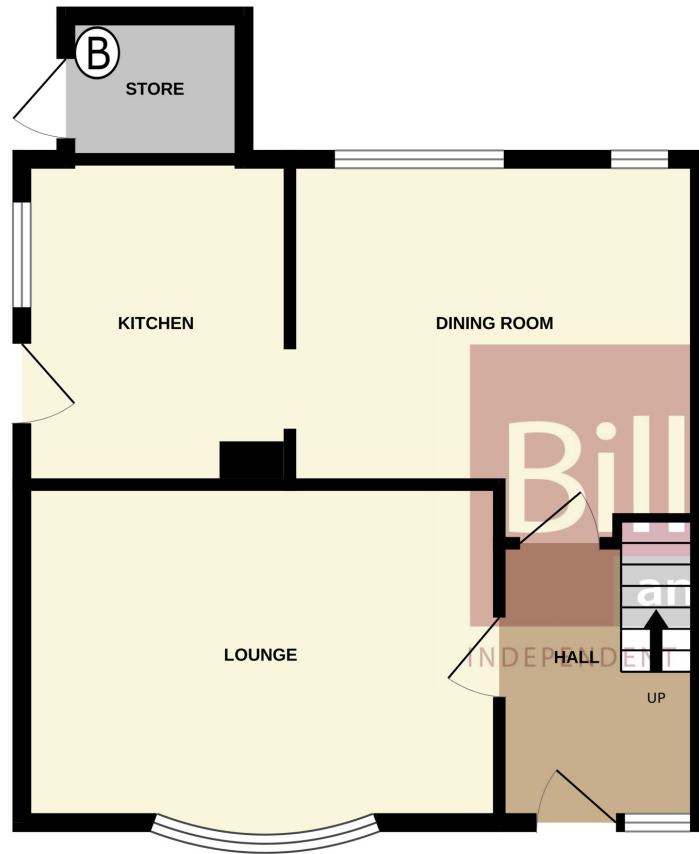
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

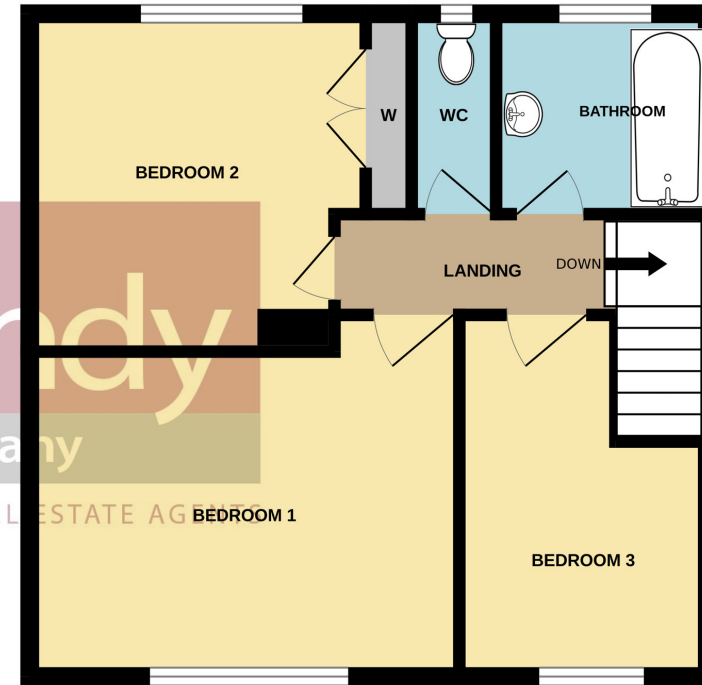
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

## GROUND FLOOR



## 1ST FLOOR



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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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