



32 Old Road, Handsacre, Rugeley, Staffordshire, WS15
4DR

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**32 Old Road, Handsacre, Rugeley,
Staffordshire, WS15 4DR**

£325,000

Having undergone a significant programme of modernisation and refurbishment, this beautifully presented traditional semi detached family home enjoys a lovely setting in the highly regarded village of Handsacre. Set off the little-known Old Road with a lovely wooded aspect to the front, and an equally private and large rear garden, the property is available with immediate vacant possession and the benefit of no upward chain. With brand new fixtures and fittings throughout the property is an ideal purchase for a first time buyer or family purchaser, and is perfectly located to access both the local village and the wider general facilities available in both Lichfield and Rugeley. To fully appreciate the quality of the accommodation on offer, an early viewing would be strongly encouraged.



RECEPTION HALL

approached via a UPVC double glazed composite entrance door and having radiator and stairs leading off with cupboard space below housing the combination gas central heating boiler with integral timer.

IMPRESSIVE THROUGH LOUNGE/DINING ROOM

7.80m x 3.30m (25' 7" x 10' 10") a very generous room having UPVC double glazed walk-in bay window overlooking the front wooded aspect, two double radiators, coving and double glazed double French doors opening out to the rear garden patio.

NEWLY FITTED KITCHEN

3.30m x 1.82m (10' 10" x 6' 0") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer stainless steel sink unit, free-standing electric cooker, space for fridge/freezer, aqua-panelled splashbacks, low energy downlighters, UPVC double glazed windows to side and opening through to a Laundry Room having plumbing for washing machine, obscure double glazed door to porch and further door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., wash hand basin with mono bloc mixer tap, radiator, UPVC obscure double glazed window and aqua-panelling to walls.

SIDE PORCH

being UPVC double glazed on a brick base having fore and rear access doors and double power point.

FIRST FLOOR LANDING

having UPVC double glazed window to side, loft access hatch and doors leading off to:



BEDROOM ONE

3.70m x 3.30m (12' 2" x 10' 10") having UPVC double glazed window to front with pleasant wooded aspect and radiator.

BEDROOM TWO

3.60m x 3.30m (11' 10" x 10' 10") having UPVC double glazed window overlooking the rear garden and double radiator.

BEDROOM THREE

2.00m x 1.80m (6' 7" x 5' 11") having UPVC double glazed window to front and radiator.

NEWLY FITTED BATHROOM

having a suite comprising panelled bath with mixer tap with Bristan thermostatic shower fitment with hose and drencher shower, vanity unit housing the inset moulded wash hand basin with mono bloc mixer tap with useful cupboard space beneath and W.C. with concealed cistern, chrome heated towel rail/radiator, comprehensive aqua-panelling to walls, extractor fan, low energy downlighters and UPVC obscure double glazed window to rear.



OUTSIDE

The property is set well back off Old Road with a block paved driveway providing parking for several cars flanked by a lawned foregarden with neatly trimmed hedged perimeters. To the rear of the property is a superb sized mature private garden providing an excellent blank canvas for a discerning gardener with patio and gravelled seating areas and neatly trimmed hedgerow perimeters.

COUNCIL TAX

Band C.

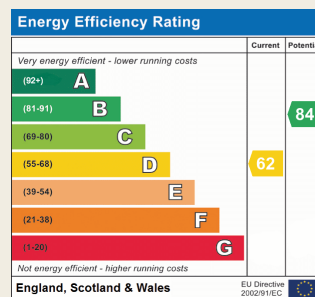
FURTHER INFORMATION/SUPPLIES

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

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



32 OLD ROAD, HANDSACRE WS15 4DR

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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