



25 Waters Edge, Handsacre, Rugeley, Staffordshire, WS15  
4HP

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 25 Waters Edge, Handsacre, Rugeley, Staffordshire, WS15 4HP

# £325,000

Bill Tandy and Company, Lichfield, are delighted to in offering for sale this superbly presented and deceptively spacious three storey end town house in this secluded position at the end of the desirable cul de sac of Waters Edge. Located in the heart of the village of Handsacre a range of facilities are found nearby 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. The accommodation comprises hall, guests cloakroom, snug/study/fourth bedroom, open plan dining family kitchen, utility room, first floor 'L' shaped lounge and main bedroom with en suite shower room and two generously sized second floor bedroom and bathroom. One of the distinct features of the property is its outdoor space with stunning views of the canal and countryside to the rear. Located at the end of this run of town houses the property enjoys a superb plot with front garden, allocated parking space, garage and landscaped rear garden with canal beyond. Internal viewings are highly recommended.



### CANOPY PORCH

having front entrance door which opens to:

### RECEPTION HALL

having laminate floor, radiator, stairs to first floor with useful under stairs airing cupboard providing storage and housing the Megaflow hot water cylinder. Doors open to:

### GUESTS CLOAKROOM

having tiled floor, radiator and modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### SNUG/STUDY/GROUND FLOOR BEDROOM FOUR

3.86m x 3.15m (12' 8" x 10' 4") a versatile room, currently used as a ground floor sitting room it could also be used as a home office, family room or a formal dining room. There is a double glazed window to front, radiator and laminate floor.

### OPEN PLAN DINING KITCHEN

4.52m x 3.56m (14' 10" x 11' 8") having double glazed window and double glazed French doors to rear garden, tiled floor, radiator, comprehensive range of kitchen units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset one and a half bowl sink unit, inset oven with four ring gas hob and extractor fan above, breakfast bar area with additional base cupboards, concealed space housing the Glow-worm boiler and space for fridge/freezer. An archway leads to:

### UTILITY ROOM

1.83m x 1.55m (6' 0" x 5' 1") having double glazed window to side, tiled floor, radiator, base storage cupboards with round edge work tops above, tiled surround, inset stainless steel sink and spaces ideal for washing machine, dishwasher and tumble dryer.

### FIRST FLOOR LANDING

having radiator, stairs to second floor, storage cupboard and doors open to:



### 'L' SHAPED LOUNGE

4.57m x 3.96m (15' 0" x 13' 0") this generously sized first floor lounge has double glazed windows with superb views of the canal to the rear, radiator, laminate floor and the feature and focal point of the room is its fireplace with stone style hearth, inset, surround and mantel above housing a gas fire.

### BEDROOM ONE

3.89m x 3.45m (12' 9" x 11' 4") having double glazed windows to front, radiator, two sets of double wardrobes and door to:

### UPDATED EN SUITE SHOWER ROOM

having an obscure double glazed window to side, Karndean LVT floor, chrome heated towel rail and modern suite comprising vanity unit with inset wash hand basin with tiled surround and storage below, low flush W.C. and shower cubicle with twin headed shower over.

### SECOND FLOOR LANDING

having loft access, storage cupboard and doors open to:

### BEDROOM TWO

3.96m x 3.61m (13' 0" x 11' 10") having double glazed window to front, radiator, fitted wardrobes and upstairs double wardrobe/cupboard.

### BEDROOM THREE

3.96m x 3.10m (13' 0" x 10' 2") having double glazed window with lovely countryside and canal views to rear, radiator and fitted wardrobe.



## BATHROOM

having a modern suite comprising pedestal wash hand basin, low flush W.C., bath with shower over, tiled splashback surround and tiled floor.

## OUTSIDE

The property is superbly located at the end of this desirable cul de sac with canalside setting to the rear. There is a shared access driveway leading to an allocated parking space and garage. There is a gated approach leading to the front garden with pathway to the front door, small paved patio area, side gate to the rear, raised gravelled garden and fenced surround. One of the distinct features of the property is its landscaped rear garden with generously sized paved patio area and a picket fence and gate lead to a lower level garden space with gravelling and paved pathway leading to the rear of the garden with wrought-iron railings and superb views of the canal beyond.

## GARAGE

located in a separate block and having up and over entrance door.

## DEVELOPMENT CHARGE

The property is subject to a small annual fee for the maintenance of gardening areas on the development which we understand is approximately of £220.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## COUNCIL TAX

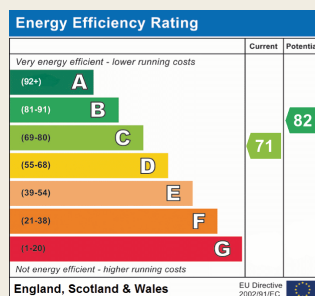
Band D.

## FURTHER INFORMATION/SUPPLIES

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

## PLANNING PERMISSION

The property has the benefit of a recently passed planning permission in place. The Planning number: 24/00800/FUH and the planning permission is for the erection of a front porch, replacement front window with French doors and installation of one new side window. Details can be found on the Lichfield district council website.



## TENURE

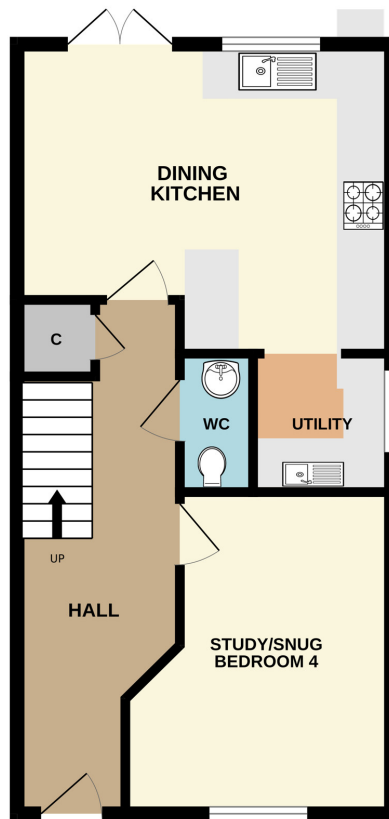
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

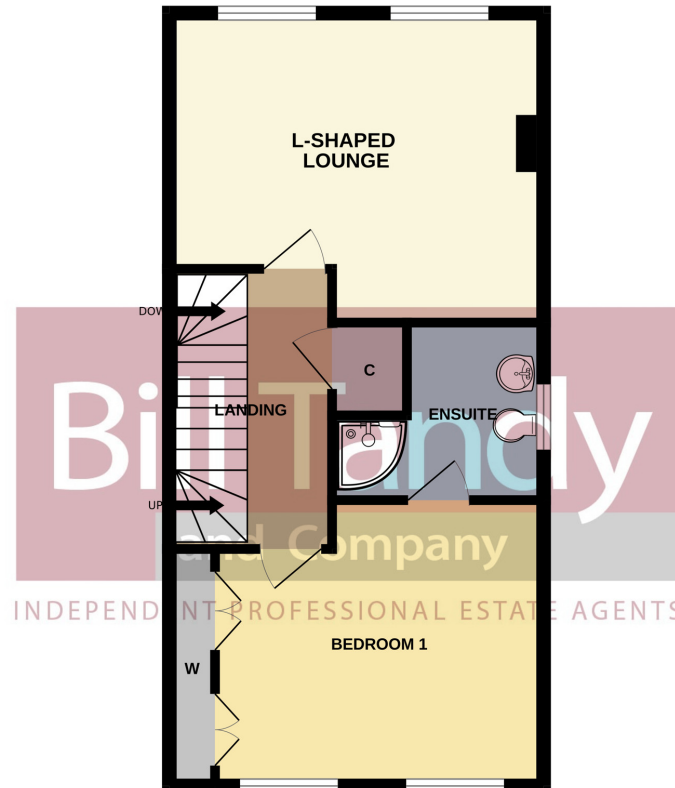
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

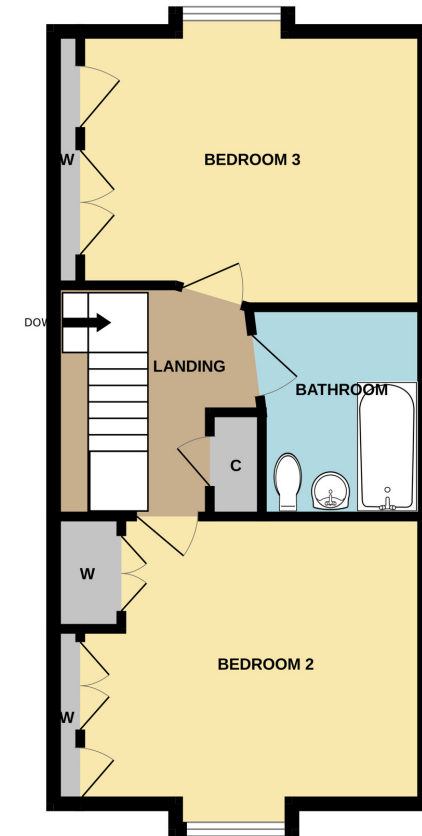
GROUND FLOOR



1ST FLOOR



2ND 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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