

Rees Page



17 Warren Croft, Handsacre, Rugeley, WS15 4TB

Situated in a desirable and established estate within the semi-rural village location of Handsacre, with convenient commuter links to surrounding areas, this detached family home will surely appeal to many.

In brief, the spacious accommodation includes two reception rooms, breakfast kitchen, utility room, WC, conservatory, four bedrooms, master bedroom with en suite, and a family bathroom, also benefiting from partial uPVC double glazing and radiator central heating (both where specified). In addition, there is a garage, front driveway, and rear garden.

With no upwards chain and offers invited for consideration.

Offers Around

£345,000



Entrance

Is made under a canopy, with light to side and door opening into

Reception Hall

With ceiling lights, coving, radiator, cupboard and doors into

Guests WC

With a front window, hand wash basin, WC, ceiling light, coving and radiator.

Dining Room

12' 0" max into bay x 11' 8" (3.66m x 3.56m)

Having a uPVC double glazed front bay window, ceiling light, wood beams to ceiling, telephone point and radiator.

Lounge

16' 7" x 11' 9" (5.05m x 3.58m)

Having two wall lights, wood beam effect ceiling, fireplace comprising of wood mantle, marble hearth and electric fire, TV point, radiator and double glazed door and windows into

Conservatory

13' 5" max x 11' 6" (4.09m x 3.51m)

With double glazed windows and doors to rear garden, ceiling light and fan, wall lights, tiled floor and underfloor heating.



Breakfast Kitchen

13' 0" x 9' 5" (3.96m x 2.87m)

Having a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, tiled splashbacks, gas cooker, coving, strip light, radiator, rear window and door into

Utility Room

12' 0" x 7' 8" (3.66m x 2.34m)

With a range of fitted wall and base units, roll edge work surfaces, sink and drainer, tiled splashbacks, strip light, coving, glow worm boiler, door to rear garden and door to garage.

Garage

16' 9" x 7' 10" (5.11m x 2.39m)

With an up and over front door, strip light, loft hatch and shelving.

Stairs rise from the hallway to a first floor

Landing

With a ceiling light, coving, loft access hatch, large airing cupboard, side window and doors into



Bedroom One

13' 0" max into bay x 11' 9" (3.96m x 3.58m)

With a uPVC double glazed front bay window, ceiling light, coving, radiator and door into

En Suite

9' 3" x 6' 3" (2.82m x 1.91m)

Having a panel bath with shower over, WC, bidet, vanity unit with wash basin, ceiling light, part-tiled walls and a radiator.

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)

Having fitted wardrobes and storage to one wall, ceiling light, coving, TV point, radiator and a rear window.

Bedroom Three

9' 8" x 6' 8" (2.95m x 2.03m)

With a ceiling light, coving, radiator and a rear window.

Bedroom Four

9' 7" x 6' 5" (2.92m x 1.96m)

With a ceiling light, coving, radiator and a front window.

Bathroom

6' 7" x 6' 6" max (2.01m x 1.98m)

With a panel bath, pedestal wash basin, WC, part-tiled walls, ceiling light, radiator and a side window.

OUTSIDE

To the rear is a mature garden with lawn, patio, borders, shed, cold water tap and gated side access.

To the fore is a small lawn, bushes and a driveway.

Location

The property is ideally located for commute to nearby Rugeley, Lichfield, Cannock and Stafford and is situated off the B5014 Lichfield Road. For SATNAV please use the postcode WS15 4TB.

NB

The property is offered with no upwards chain.

Fixtures & fittings, such as curtains, carpets, light fittings etc will remain in situ as seen.

Offers are invited for consideration.

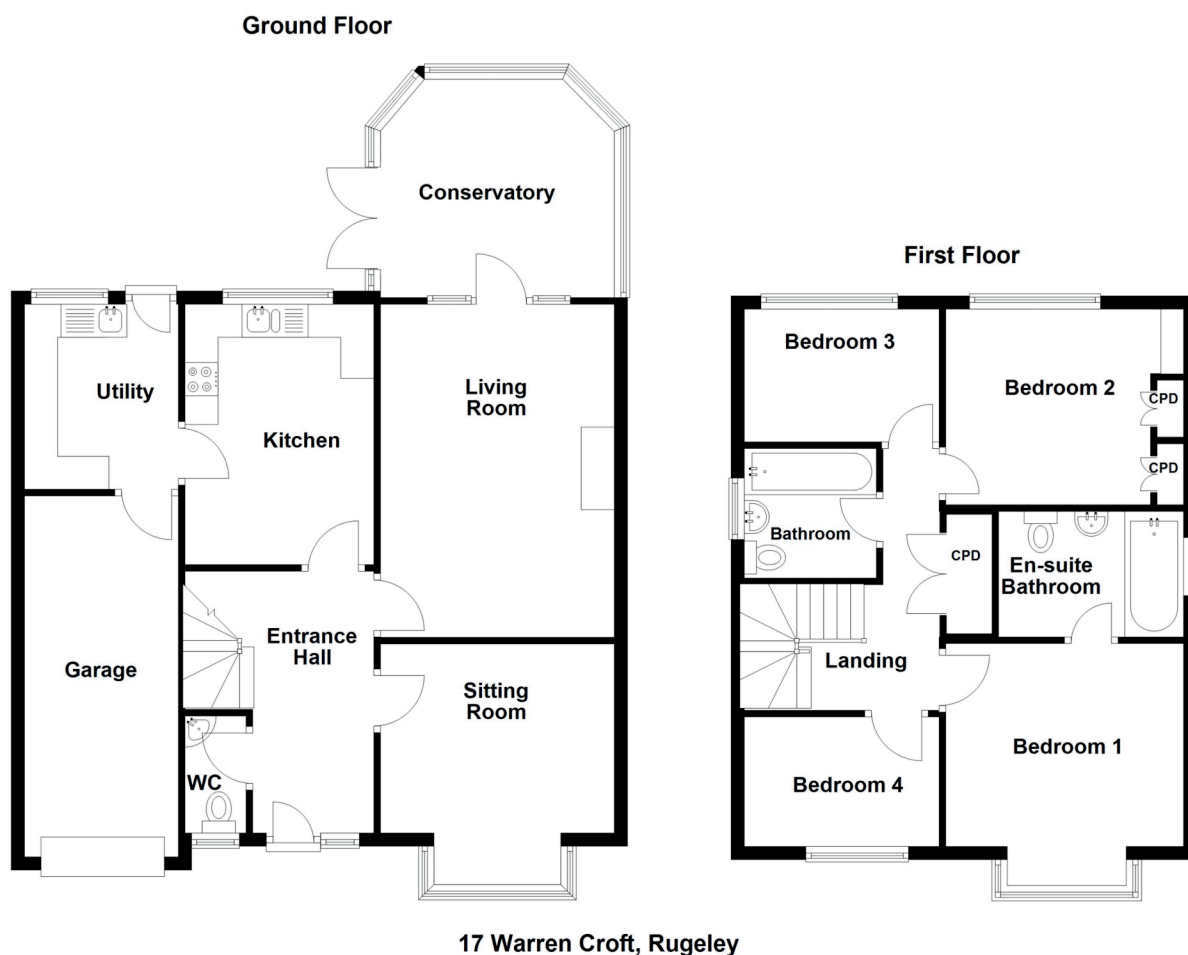
Council Tax: Lichfield Band D

Title: Freehold

Energy Performance Rating: E



Total Floor Area = 118 square metres



The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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