



9 Moat Way, Handsacre, Rugeley, Staffordshire, WS15

4TT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

9 Moat Way, Handsacre, Rugeley, Staffordshire, WS15 4TT

£185,000

This two bedroom semi detached house is set in the popular village of Handsacre which lies equidistant between the Cathedral City of Lichfield and the market town of Rugeley. The village offers doctors surgery, dentist, vets, a butcher and a bakery, as well as convenience stores and a newsagent. The village has two primary schools, a church and bus service. Trent Valley Railway station is situated in Rugeley and Lichfield for London commuters. The village offers canal and river walks and two parks. The accommodation comprises lounge/diner, fitted kitchen, two double bedrooms with built in wardrobes and a re-fitted shower room. There is parking to the front for two to three vehicles, a lawned foregarden and an established and private garden to the rear.



CANOPY PORCH

leading to:

ENTRANCE HALL

approached via a wood half glazed door and having wood effect laminate flooring, electric radiator, stairs off leading to first floor, door to kitchen and door to lounge.

LOUNGE

4.36m x 3.61m (14' 4" x 11' 10") having traditional fire surround with electric stove effect fire, dado rail surround, coving, UPVC double glazed double French doors opening out to the rear garden and electric radiator with thermostat and timer control.

KITCHEN

3.00m x 1.84m max (1.64m min) (9' 10" x 6' 0" max 5'5" min) having pre-formed work surface space with base storage cupboards and drawers, co-ordinated tiled splashbacks, matching wall mounted storage cupboards, electric Smeg oven and grill with four ring gas hob and extractor fan, one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, ceramic floor tiling and leaded UPVC double glazed window to front.

FIRST FLOOR LANDING

having spindle balustrade and loft access hatch.

BEDROOM ONE

2.73m x 2.96m (8' 11" x 9' 9") having two double full height and width built-in wardrobes, recently fitted Electrorad smart panel heater with digital control and UPVC double glazed window overlooking the rear garden.



BEDROOM TWO

2.94m x 2.60m (9' 8" x 8' 6") having triple built-in wardrobe, built-in airing cupboard housing hot water cylinder, recently fitted Electrorad smart panel heater with digital control and leaded UPVC double glazed window to front.

RE-FITTED SHOWER ROOM

having a large walk-in shower cubicle with glazed screen and Triton electric shower fitment, vanity unit with wash hand basin with mono bloc mixer tap and useful cupboard space beneath, close coupled W.C., co-ordinated ceramic wall tiling, electric heated towel rail/radiator, extractor fan and obscure UPVC double glazed window.



OUTSIDE

The property is set back off the road with a tarmac driveway providing parking for two to three cars and a lawned foregarden, pathway leading to the front door, useful external cold water tap and side gate leading to the rear. To the rear of the property is an established and private garden with patio seating area, shaped lawn, mature shrubbery, fenced perimeters, useful garden shed and raised vegetable beds.

COUNCIL TAX

Band B.

AGENTS NOTE

Under the terms of the Estate Agency Act 1979 it should be noted that the vendor is an estate agent as defined by the Act and an employee of Bill Tandy and Company.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

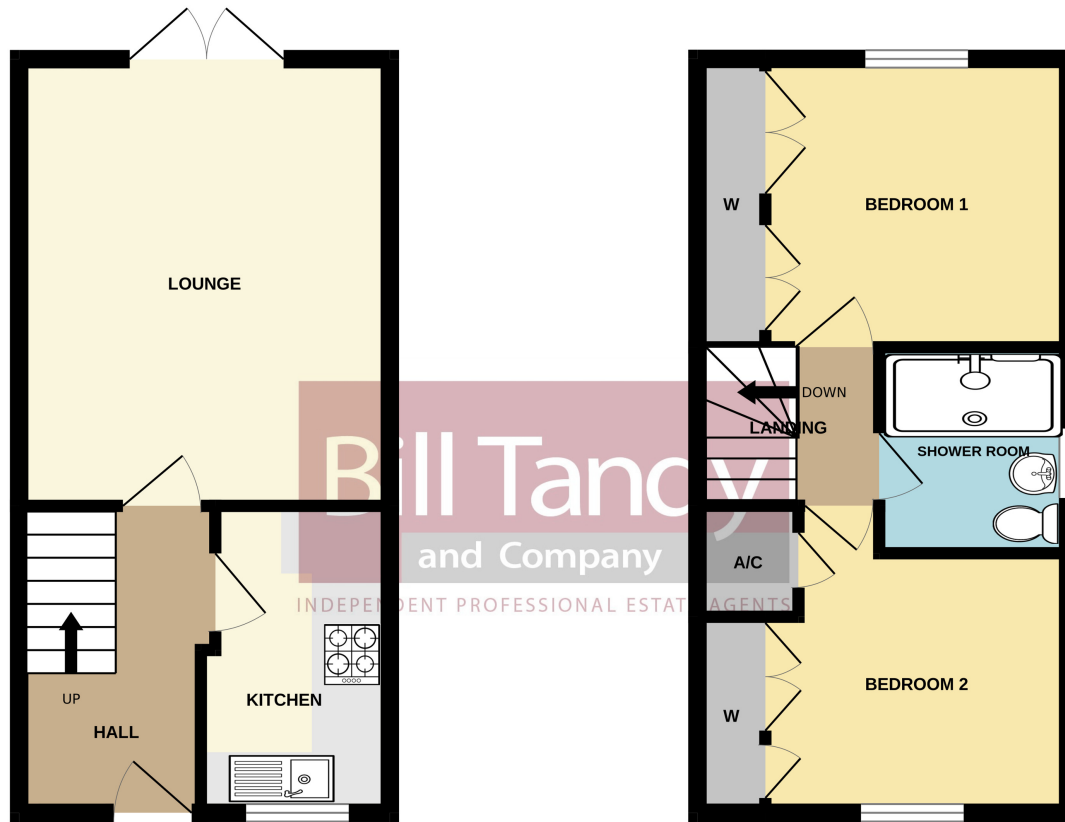
VIEWING

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



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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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