

An aerial photograph of a residential property. The house is a two-story brick building with a dark tiled roof and a large conservatory. The garden is well-maintained with a lawn, various shrubs, and a wooden fence. A canal runs along the bottom edge of the property. The word "DRAFT" is overlaid in large red letters across the center of the image.

DRAFT

12 Rookery Close, Handsacre, Rugeley, Staffordshire,  
WS15 4EE

Bill Tandy  
and Company

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and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 12 Rookery Close, Handsacre, Rugeley, Staffordshire, WS15 4EE

# £450,000

Opportunities to purchase canalside properties are always relatively scarce, and to find one in such immaculate condition as this beautiful bungalow, are scarcer still. Nestled alongside the Trent and Mersey canal this immaculate bungalow has been beautifully improved and extended to provide a very generous accommodation layout. Behind its modest frontage there lies a three double bedroom bungalow with a large air-conditioned conservatory across the rear perfect for enjoying the glorious views and watching the boats go by. With stylish and luxury features throughout this unique property must be viewed internally to be fully appreciated.



### RECEPTION HALL

approached via a PVC composite entrance door with obscure glazed inserts and having wood effect tiled flooring, double radiator, useful coats store cupboards and glazed door to:

### SITTING ROOM

5.62m x 3.58m (18' 5" x 11' 9") having a feature limestone fireplace with marble hearth and fitted stove effect gas fire, coving to ceiling, double radiator and UPVC double glazed doors to:

### UPVC DOUBLE GLAZED CONSERVATORY

6.51m x 3.43m (21' 4" x 11' 3") having a fully insulated lightweight roof with two skylights, laminate flooring, double doors out to the rear garden, low energy downlighters and air-conditioning unit.

### QUALITY FITTED KITCHEN

3.40m x 2.65m (11' 2" x 8' 8") having granite work tops with base storage cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinets and display shelving with plate racking, one and a half bowl enamel sink unit with swan neck mixer tap, built-in Bosch electric oven and grill with convection microwave, four ring gas hob and extractor canopy, integrated fridge/freezer and dishwasher each with matching fascias, space and plumbing for washing machine, metro style tiled splashbacks and under-cupboard lighting, coving and UPVC double glazed doors through to the conservatory.

### BEDROOM ONE

4.00m x 3.26m (6.83m max) (13' 1" x 10' 8" - 22'5" max) a generously proportioned and irregularly shaped room having two double doored fitted wardrobes, radiator, UPVC double glazed double French doors out to the rear patio and double glazed window to same, T.V. point and glazed door to:

### LUXURY EN SUITE SHOWER ROOM

having large shower cubicle with aqua-panelling and thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and splashback, close coupled W.C., wall mounted cupboards, contemporary style heated towel rail/radiator, electric shaver point, UPVC obscure double glazed window, low energy downlighters and extractor fan.

### INNER HALLWAY

approached via a glazed door from the sitting room and having radiator and loft access hatch with pulldown ladder leading to a partly boarded loft space. Doors lead off to:



### BEDROOM TWO

4.36m x 3.21m (14' 4" x 10' 6") having UPVC double glazed bow window to front, radiator, coving to ceiling and two double doored built-in wardrobes.

### BEDROOM THREE

3.92m x 3.05m (12' 10" x 10' 0") having UPVC double glazed bow window to front, radiator, two double doored built-in wardrobes and coving to ceiling.

### BATHROOM

luxuriously fitted with a 'P' shaped bath with glazed screen and thermostatic shower fitted over with hose and drencher shower, vanity unit housing the wash hand basin and W.C. with concealed cistern and useful cupboard storage space, wall mounted LED backlit mirror, aqua-panelling, contemporary style heated towel rail/radiator, obscure UPVC double glazed window to side, downlighters, extractor fan, LVT flooring and electric shaver point.



### OUTSIDE

The property is situated in a corner position within the cul de sac with a generous tarmac driveway providing parking for several cars with EV charging point and raised borders with sleeper edging. Wrought-iron gates lead to the side car port with wall lantern with PIR detector and useful cold water tap. To the rear of the property is a delightful landscaped garden with an elevated patio area with wrought-iron railings and double gates with steps leading down to the lower garden where there is an area with artificial lawn, mature well stocked flower and herbaceous borders, timber pergola with flagstone patio beneath and adjacent summerhouse with light and power. A timber and wrought-iron fence with gate leads to the 80 foot mooring with a generous landing area perfect for sitting and watching the boats drift by. Mooring is available subject to the terms and conditions of the Canal and Riverways Trust.

### GARAGE

4.29m x 2.49m (14' 1" x 8' 2") approached via an electric roller shutter entrance door and having access to loft storage via pulldown ladder, wall mounted Worcester combination gas central heating boiler and opening through to a WORKSHOP AREA with UPVC double glazed door and window to rear garden, light and power.

### COUNCIL TAX

Band D.



### SOLAR PANELS

There are sixteen solar panels fitted to the roof subject to a feed-in tariff. Further details are available if required.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

### 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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.

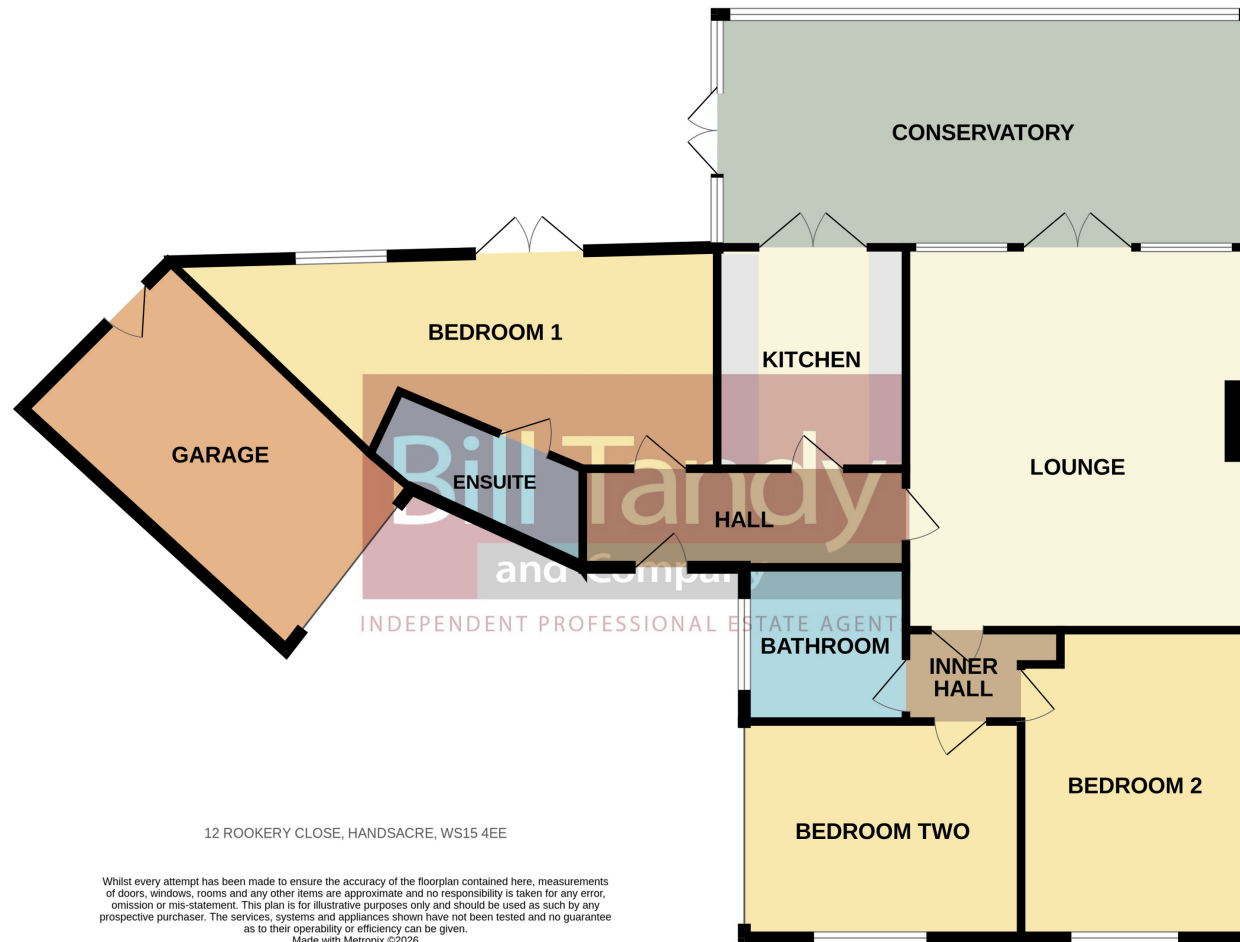


### VIEWING

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



12 ROOKERY CLOSE, HANDSACRE, WS15 4EE

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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