



Bill Tandy

and Company

13 Millcroft Way, Handsacre, Rugeley, Staffordshire,  
WS15 4TE

Bill Tandy

and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 13 Millcroft Way, Handsacre, Rugeley, Staffordshire, WS15 4TE

# £279,950

Bill Tandy and Company are delighted in offering for sale this modern detached house located in the small and select cul de sac of Millcroft Way, located off the Shropshire Brook Road in the highly sought after village of Handsacre. The location is a short distance away from both the cathedral city of Lichfield and Rugeley town centre. A superb range of village facilities are found within walking distance of the property including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The property itself, which enjoys the benefit of no upward chain, needs to be viewed to be fully appreciated and comprises reception hall, lounge, open plan dining kitchen, three bedrooms, modern bathroom and garden to rear. There is parking to both front and side and a detached garage.



### CANOPY PORCH

having obscure glazed wooden front door opening to:

### RECEPTION HALL

having laminate floor, cloak area and door to:

### LOUNGE

4.53m x 4.30m (14' 10" x 14' 1") having UPVC double glazed square bow window to front, laminate floor, radiator, stairs to first floor accommodation and a feature fireplace with matching hearth, inset and surround with mantel above.

### DINING KITCHEN

4.51m x 2.89m (14' 10" x 9' 6") having UPVC double glazed windows and door to rear garden, radiator, laminate floor, base storage cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset stainless steel sink, inset Zanussi oven with four ring electric hob, stainless steel splashback and extractor fan above and spaces ideal for washing machine and fridge/freezer.

### FIRST FLOOR LANDING

having a range of doors opening to:

### BEDROOM ONE

3.30m plus wardrobes x 3.22m max (2.47m min) (10' 10" plus wardrobes x 10' 7" max - 8'1" min) having UPVC double glazed window to front, radiator and two sets of built-in double wardrobes.

### BEDROOM TWO

3.39m x 3.24m max (2.47m min) (11' 1" x 10' 8" max - 8'1" min) having UPVC double glazed window to rear and radiator.

### BEDROOM THREE

2.39m x 1.95m (7' 10" x 6' 5") having UPVC double glazed window to front and radiator.



### BATHROOM

having an obscure double glazed UPVC window to rear, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and airing cupboard housing tank with shelving above.

### OUTSIDE

Located to the left hand side of the property is a tarmac driveway leading to the garage to the rear, and there is a further small paved and gravelled parking area leading to the front entrance door. To the rear of the property is a mainly lawned garden with external water tap.

### DETACHED GARAGE

4.98m x 2.51m (16' 4" x 8' 3") approached via an up and over entrance door and having loft storage area and, light and power supply.

### COUNCIL TAX

Band C.



Bill Tandy



Bill Tandy



Bill Tandy

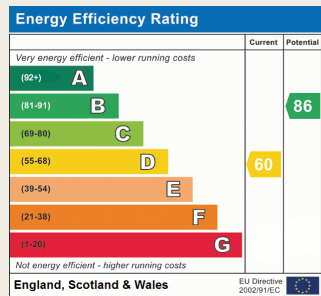
### FURTHER INFORMATION/SUPPLIES

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/>

### 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.

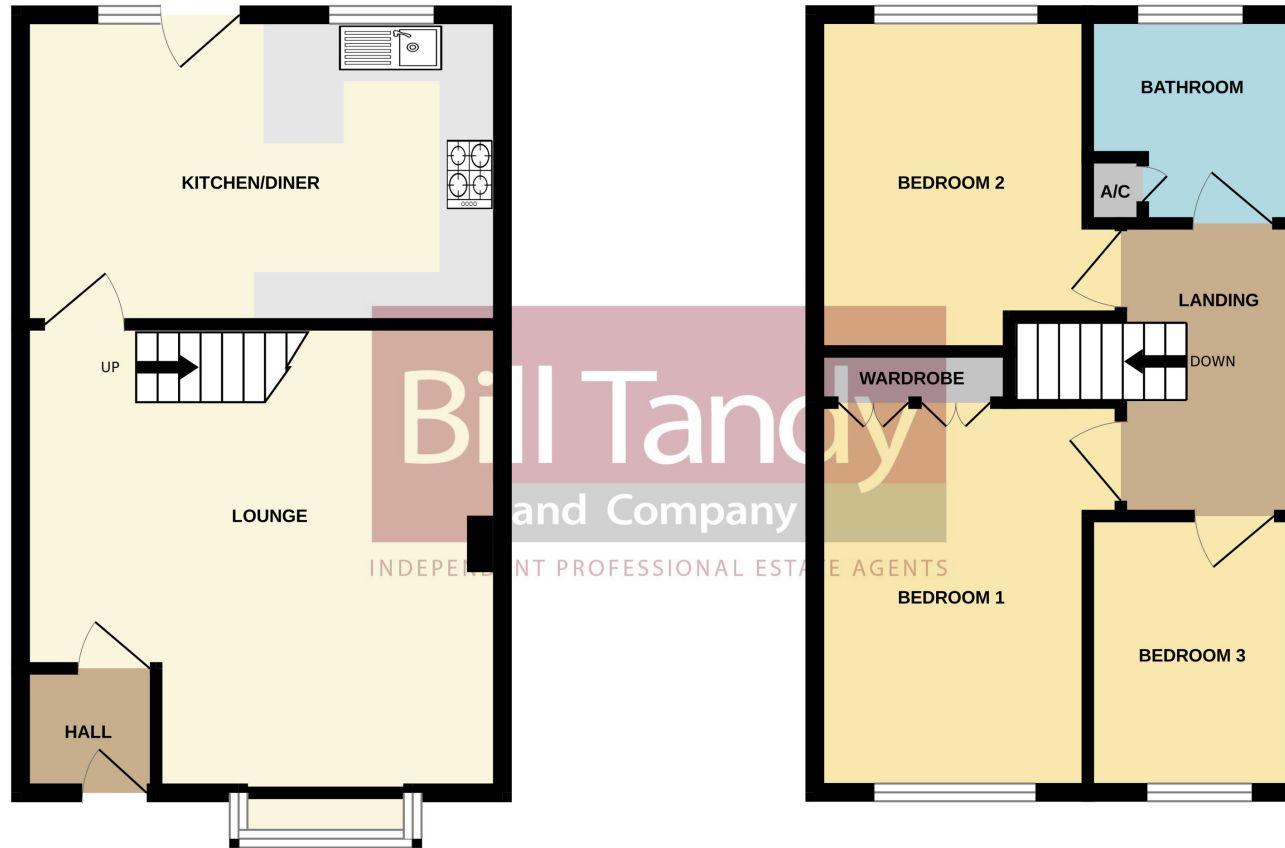


### TENURE

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.

GROUND FLOOR

1ST FLOOR



13, MILLCROFT WAY, HANDSACRE, WS15 4TE

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.  
Made with Metropix ©2025

3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS