



2 Fair View Handsacre, Rugeley, Staffordshire, WS15 4DJ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 2 Fair View Handsacre, Rugeley, Staffordshire, WS15 4DJ

**£260,000**

Having undergone a programme of renovation, this very well presented semi detached family home enjoys a pleasant cul de sac setting within the popular village of Handsacre. Available with immediate vacant possession the property offers generous accommodation with a spacious lounge leading to a superb sized conservatory perfect for enjoying views over the large south facing rear garden. With three good bedrooms on the first floor, along with not only a family bathroom but also an additional separate shower room, the family credentials for this lovely home are undeniable. Perfect for taking advantage of the facilities in both Lichfield and Rugeley, each a short drive away, Handsacre also boasts good local village facilities with a popular primary school and choice of shops. To fully appreciate the extent of the accommodation on offer an early viewing would be strongly recommended.



### RECEPTION VESTIBULE

approached via a UPVC obscure double glazed entrance door and having double radiator, stairs leading off and door to:

### LIVING ROOM

5.51m x 3.37m (18' 1" x 11' 1") having leaded UPVC double glazed window to front, double radiator, low energy downlighters and double glazed double doors opening to:

### CONSERVATORY

3.92m x 3.70m (12' 10" x 12' 2") being UPVC double glazed on a brick base with central sky lantern, double doors out to the rear garden, feature laminate flooring, double radiator and downlighters.

### SUPERB FAMILY DINING KITCHEN

6.03m x 2.85m (19' 9" x 9' 4") having extensive work surface space with white high gloss base storage cupboards and drawers, matching pantry store cupboards, twin Prima electric oven and grills, single drainer circular stainless steel sink unit with swan neck mixer tap, four ring ceramic hob with splashback and extractor fan, integrated fridge and freezer with matching fascias, wall mounted Alpha combination gas central heating boiler with integral timer, metro style tiled splashback, UPVC double glazed window to rear, space and plumbing for dishwasher, laminate flooring, low energy downlighters, radiator, leaded UPV double glazed bay window to front and door to:

### LAUNDRY CUPBOARD

having further work surface space, shelving, space and plumbing for washing machine and tumble dryer and aqua-panelling to walls.

### FIRST FLOOR LANDING

having loft access hatch and doors leading off to:



### BEDROOM ONE

3.70m x 2.92m (12' 2" x 9' 7") having UPVC leaded double glazed window to front, wardrobe recess, downlighters and radiator.

### BEDROOM TWO

3.67m x 3.00m (12' 0" x 9' 10") having UPVC leaded double glazed window to front and radiator.

### BEDROOM THREE

2.61m x 2.41m (8' 7" x 7' 11") having UPVC double glazed window to rear and radiator.

### BATHROOM

fully tiled and having a suite comprising panelled bath, close coupled W.C. and vanity unit with wash hand basin with mixer tap and cupboard space, UPVC obscure double glazed window, downlighters, extractor fan and heated towel rail/radiator.



## SHOWER ROOM

a useful addition to the property having a fully tiled shower cubicle with thermostatic shower fitment, close coupled W.C. and vanity unit with wash hand basin with mixer tap and cupboard space, comprehensive wall tiling, extractor fan, downlighter and UPVC obscure double glazed window.

## OUTSIDE

The property is set back off the road with a block paved driveway providing parking for two to three cars and a side gated entrance leading to the rear garden. To the rear of the property is a superb sized south facing garden having large flagstone patio perfect for entertaining with raised borders and feature vertical sleeper wall with archway leading to the lawned garden having useful garden shed, fenced perimeters, external power point and cold water tap.

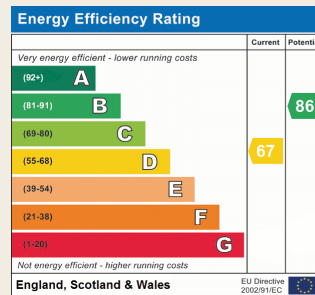
## COUNCIL TAX

Band B.



## 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/>



## 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.

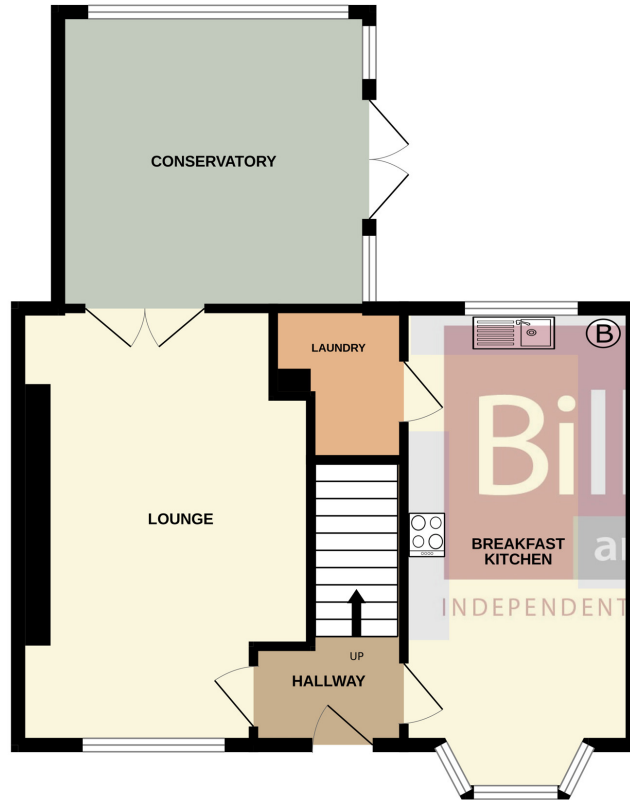


## VIEWING

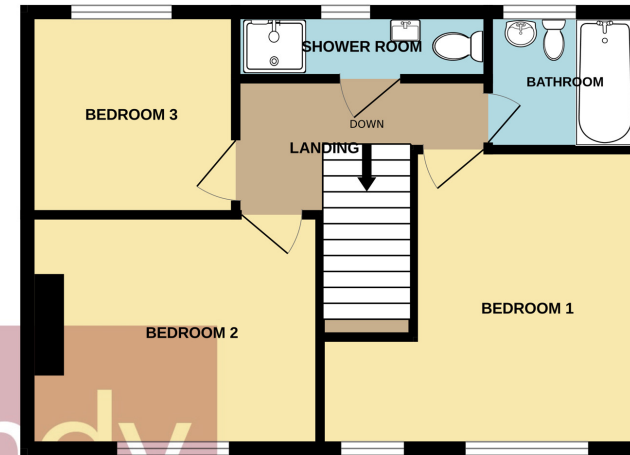
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



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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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