



33 Poplars Road, Handsacre, Staffordshire, WS15 4EZ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**33 Poplars Road, Handsacre,  
Staffordshire, WS15 4EZ**

## **£220,000 Offers over**

Bill Tandy and Company are delighted in offering for sale this superbly improved and updated semi detached house located on Poplars Road. Set in the heart of Handsacre with nearby convenience store within walking distance of the property, there are further facilities found in the nearby neighbouring village of Armitage including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. Further facilities are available in the nearby cathedral city of Lichfield and Rugeley town centre. The property itself which we strongly urge is viewed internally for it to be fully appreciated comprises reception hall, lounge, superbly updated dining kitchen with store cupboard and pantry, utility room, three first floor bedrooms and updated bathroom. There are gardens to front and rear.



### **CANOPY PORCH**

with front entrance door opening to:

### **RECEPTION HALL**

having stairs to first floor, radiator and laminate floor.

### **LOUNGE**

4.34m x 3.02m (14' 3" x 9' 11") having generously sized double glazed window to front and radiator.

### **DINING KITCHEN**

3.82m x 2.82m (12' 6" x 9' 3") having recessed space ideal for dining table, laminate floor, double glazed window overlooking the rear garden, under stairs storage cupboard, pantry with shelving, high gloss contemporary handleless units comprising base cupboards and drawers surmounted by wooden style preparation work tops with matching upstand splashback, inset stainless steel sink unit, integrated dishwasher, electric hob and inset oven with extractor fan above, ceiling spotlighting and wall mounted cupboard housing the boiler.

### **UTILITY ROOM**

2.85m x 1.44m (9' 4" x 4' 9") having double glazed window and door to side pathway, preparation work top with space below for washing machine and tumble dryer, space for fridge/freezer and radiator.

### **FIRST FLOOR LANDING**

having loft access hatch leading to a partly boarded loft. Doors lead off to:

### **BEDROOM ONE**

4.07m x 3.04m (13' 4" x 10' 0") having a generously sized double glazed window overlooking the front garden and radiator.

### **BEDROOM TWO**

3.01m x 2.92m (9' 11" x 9' 7") having double glazed window to rear, radiator and useful built-in wardrobe.



### **BEDROOM THREE**

3.41m x 2.53m (11' 2" x 8' 4") having double glazed window to front, radiator and stairs footwell storage if required.

### **BATHROOM**

2.67m x 1.72m (8' 9" x 5' 8") having two double glazed windows to rear, chrome heated towel rail, modern white suite comprising pedestal wash hand basin, low flush W.C. and tiled surround and bath with shower over, tiled floor and ceiling spotlighting.

### **OUTSIDE**

To the front of the property is a pathway leading to the front entrance door with gravelled border to side. There is a mainly paved low maintenance front garden and side gate leading to the rear. Set to the rear of the property is a mainly shaped lawned garden with well stocked mature borders and trees and a useful brick built store.

### **COUNCIL TAX**

Band A.

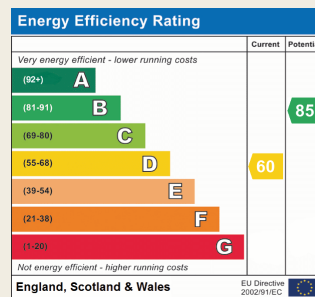


## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## 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 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.

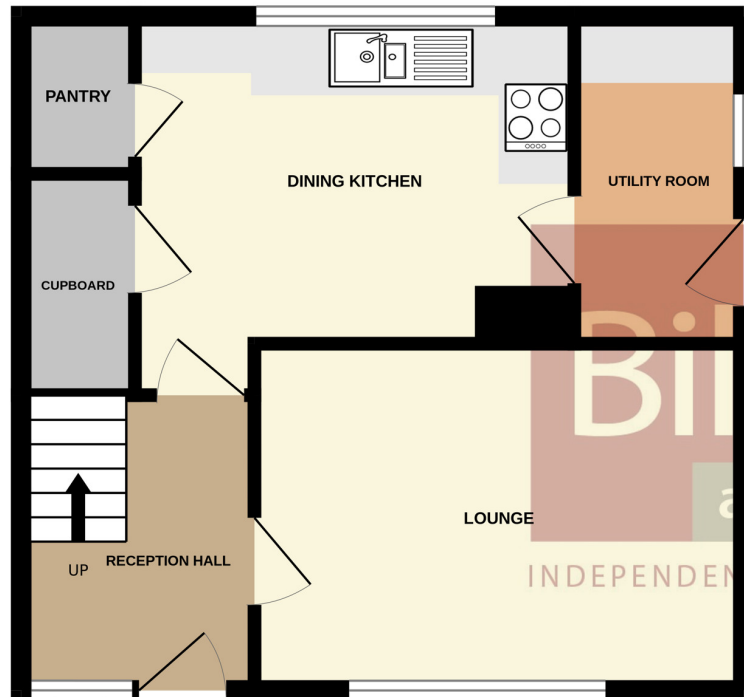
## VIEWING

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

## 1ST FLOOR



33, POPLARS ROAD, HANDSACRE, WS15 4EZ

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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