

Bill Tandy  
and Company

DRAFT

6 Waters Edge, Handsacre, Rugeley, Staffordshire, WS15  
4HP

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 6 Waters Edge, Handsacre, Rugeley, Staffordshire, WS15 4HP

# £425,000

Bill Tandy and Company are delighted in offering for sale this superbly presented and generously sized double fronted detached family home, located on this desirable cul de sac within the heart of the village of Handsacre. A range of facilities are found nearby, and within the nearby village of Armitage, including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The village is a short distance away from both the cathedral city of Lichfield and Rugeley town centre. The accommodation itself has been substantially improved by the current owners and for this reason we strongly urge internal viewings for the property to be fully appreciated. The property comprises hall, guests cloakroom, lounge, conservatory, dining room, study, breakfast kitchen and laundry room. There are four first floor bedrooms, updated en suite shower room and updated main bathroom. There is ample parking to the side of the property leading to a garage and the garden to the rear.



### RECEPTION HALL

approached via a composite front entrance door and having laminate floor, radiator, stairs to first floor and doors open to:

### GUESTS CLOAKROOM

having heated towel rail, tiled floor and modern white suite comprising vanity unit with tiled splashback surround and low flush W.C.

### LOUNGE

4.75m x 3.30m (15' 7" x 10' 10") having two radiators, feature and focal point fireplace having marble hearth, inset, surround and mantel above with downlighting and an inset gas fire and double glazed windows and French doors provide access to:

### CONSERVATORY

3.76m x 3.17m (12' 4" x 10' 5") having blue tinted glass self cleaning roof, skylight window, spotlighting, double glazed windows overlooking the garden to the rear and both sides, door to garden and tiled floor with underfloor heating.

### DINING ROOM

2.94m x 2.76m (9' 8" x 9' 1") having double glazed window to front and radiator.

### STUDY

2.74m x 2.24m (9' 0" x 7' 4") having double glazed window to front, radiator and useful under stairs storage cupboard.



### RE-FITTED BREAKFAST KITCHEN

3.58m x 3.50m (11' 9" x 11' 6") having double glazed window to rear, radiator, tiled flooring, modern kitchen units comprising base cupboards and drawers surmounted by granite preparation work tops with upstand matching splashback, wall mounted cupboards with under-cupboard lighting, inset one and a half bowl ceramic sink unit, granite topped breakfast bar area, inset Bosch oven and grill, integrated fridge, freezer and dishwasher and an archway leads to:

### LAUNDRY ROOM

1.63m x 1.40m (5' 4" x 4' 7") having base and wall mounted storage cupboards, granite preparation work top providing space below for washing machine, composite door to side and concealed space housing the Vaillant boiler.

### FIRST FLOOR LANDING

having glass and oak balustrade, radiator, double glazed window to side and loft hatch with pull-down ladder leading to a superb sized loft room with light providing an invaluable storage area. Doors lead off to:



### **BEDROOM ONE**

4.30m max x 3.67m (14' 1" max x 12' 0") having double glazed window to rear, radiator, two sets of built-in double wardrobes and door opens to:

### **UPDATED EN SUITE SHOWER ROOM**

2.39m x 1.14m (7' 10" x 3' 9") having obscure double glazed window to rear, chrome heated towel rail and modern suite comprising vanity unit with inset wash hand basin and full ceiling height tiling surround, low flush W.C. and shower cubicle with twin headed shower appliance over.

### **BEDROOM TWO**

3.78m x 2.50m (12' 5" x 8' 2") having double glazed window to rear and radiator.

### **BEDROOM THREE**

3.51m max x 2.31m (11' 6" max x 7' 7") having double glazed window to front and radiator.

### **BEDROOM FOUR**

3.4m x 2.30m (11' 2" x 7' 7") having double glazed window to front, radiator and useful built-in double wardrobe.



### **UPDATED FAMILY BATHROOM**

2.58m x 1.87m (8' 6" x 6' 2") having an obscure double glazed window to side, radiator, tiled floor, airing cupboard housing tank and modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower head attachment over and tiling surround with mosaic border.

### **OUTSIDE**

The property is superbly located on this highly desirable cul de sac, and to the right hand side is a generously sized tandem style driveway providing parking for two/three cars and leading to the garage. A side gate leads to the rear garden. Set to the rear of the property is a paved patio area ideal for entertaining with shaped lawn set beyond with well stocked borders and mature shrubs.

### **GARAGE**

approached via an up and over entrance door.

### **COUNCIL TAX**

Band E.



### **FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity and gas connected. Telephone and Broadband 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.

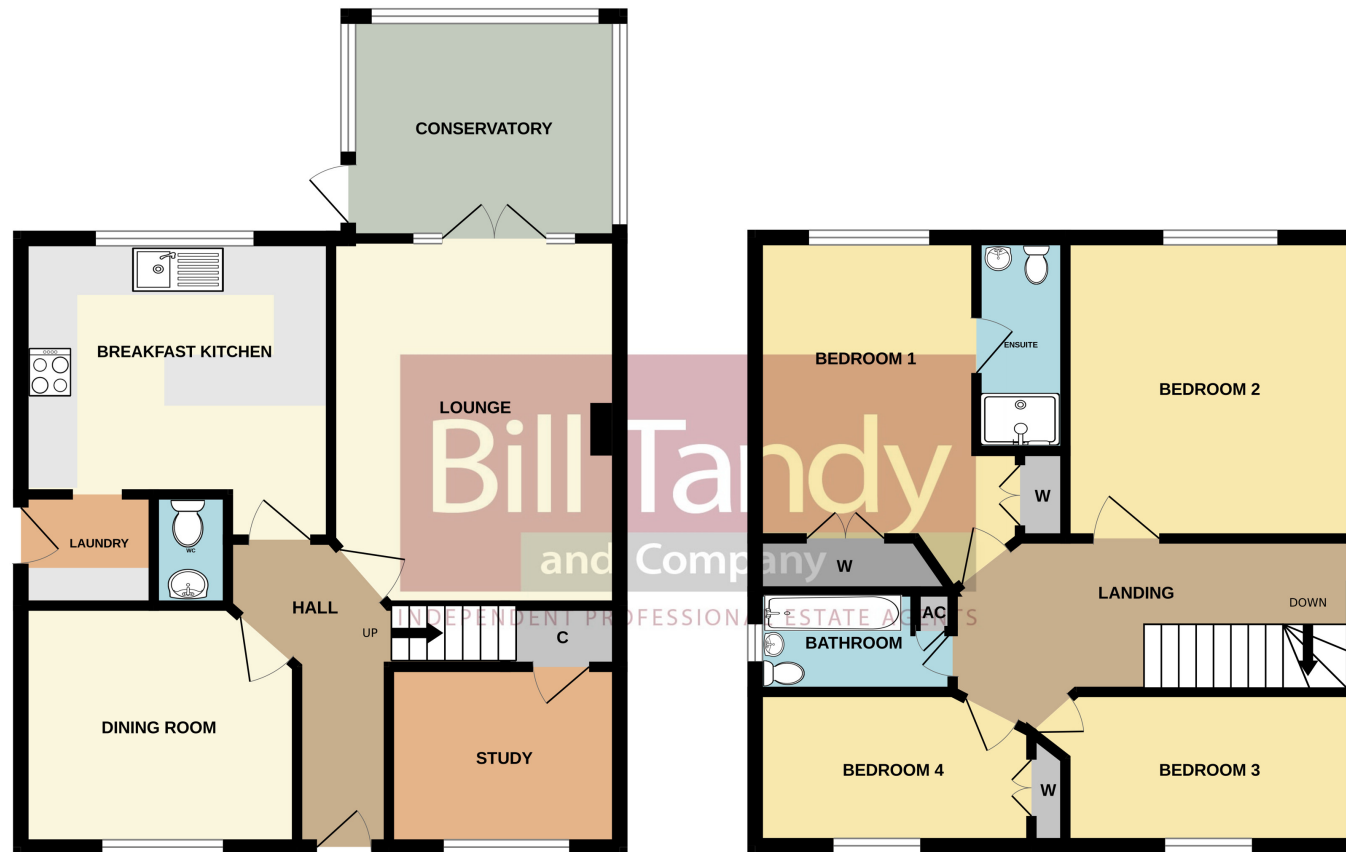
### **VIEWING**

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



6, WATERS EDGE, HANDSACRE, WS15 4HP

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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