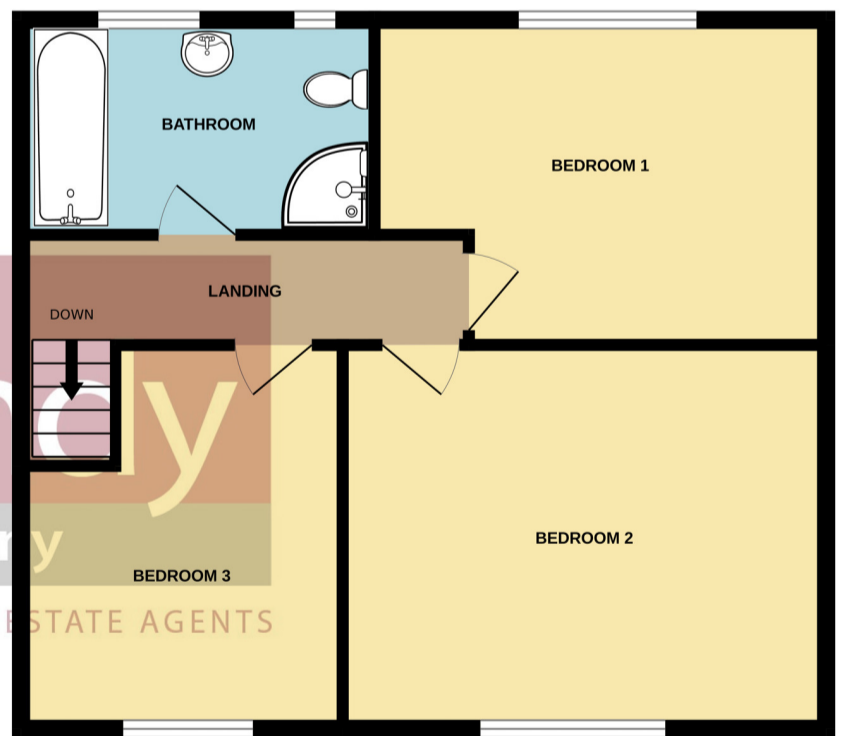
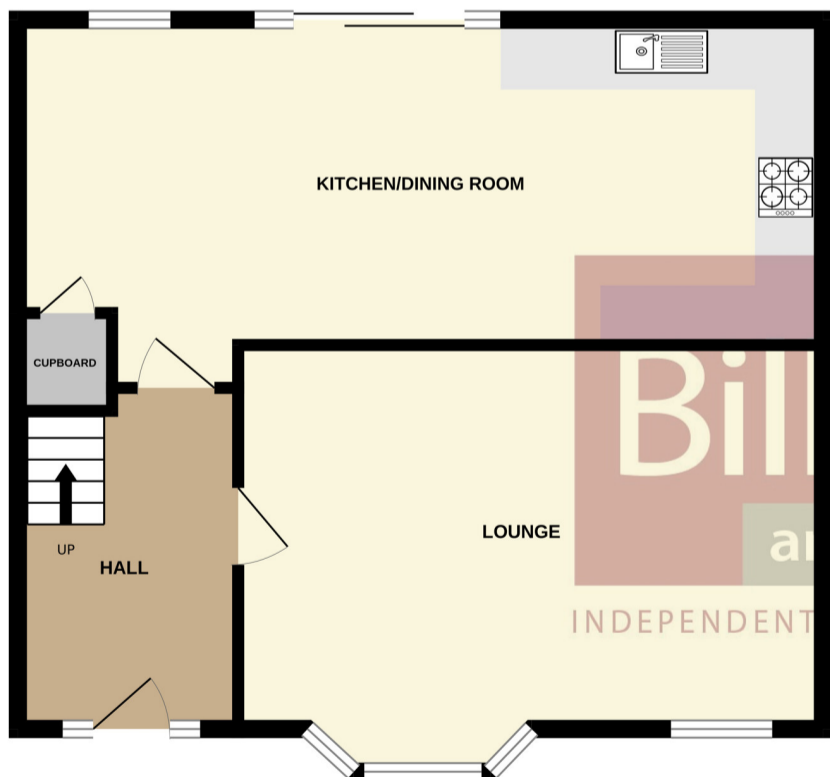




GROUND FLOOR

1ST FLOOR



15 HARVEY ROAD, HANDSCARE, WS15 4HF

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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15 Harvey Road, Handsacre,
Rugeley, Staffordshire, WS15 4HF

£200,000 Freehold Offers Over

**** WOW ** STUNNING UPDATED HOUSE WHICH NEEDS TO BE VIEWED **** Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly modernised mid-terraced property which we strongly urge is viewed internally for it to be fully appreciated. The property is located within the desirable village of Handsacre set alongside Armitage, whilst being close to the Cathedral City of Lichfield and Rugeley Town centre. The property comprises a entrance hall, lounge with bay window, modern open plan dining kitchen set to rear, three good sized first floor bedrooms and a updated bathroom. Externally the property has parking to the front and garden to rear complimented with an external store.



THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE:

RECEPTION HALL

With a double glazed door and windows to front, stairs to first floor accommodation, radiator and laminate floor. Doors open to:

LOUNGE

This generous size front appointed reception room is complimented with a walk in double glazed bay window to front, further double glazed window, radiator and laminate flooring.

OPEN PLAN DINING KITCHEN

One of the distinct features of the property, is its stunning rear appointed and open plan dining family kitchen space. With double glazed sliding doors to the rear garden and patio space, further double glazed rear window, under-stairs cupboard, radiator and tiled floor. The kitchen enjoys base and wall mounted storage cupboards with under unit lighting, wooden effect counter worktops with tiling surround, inset stainless steel sink, space for an range style cooker, space for washing machine, integrated fridge and freezer.

ON THE FIRST FLOOR

LANDING

stairs from the reception hall ascend to the first floor landing space with loft access and doors opening to:

BEDROOM 1

Double glazed rear window, radiator and recess space ideal for a study area ideal or for wardrobes.

BEDROOM 2

Double glazed front window, laminate floor and radiator.



BEDROOM 3

Double glazed front window and stairs footwell providing storage area space above.

BATHROOM

Superbly updated bathroom with double glazed rear windows, modern suite comprises a low flush w.c., pedestal wash hand basin, bath and further shower enclosure and tiling surround.

OUTSIDE

PARKING

Complimented with a block paved driveway to front with access to the front entrance door.

REAR GARDEN

Set to the rear of the property is a paved patio area, shaped lawn beyond with borders, low level shrubs and trees and a useful external store.

COUNCIL TAX BAND A



Energy Efficiency Rating	
Current	Potential
	84
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	60
E (39-54)	
F (21-38)	
G (1-20)	

Very energy efficient - lower running costs
Not energy efficient - higher running costs
England, Scotland & Wales
EU Directive 2002/91/EC

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

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.