

DRAFT

47 Uttoxeter Road, Handsacre, Rugeley, Staffordshire,  
WS15 4DW

Bill Tandy  
and Company

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 47 Uttoxeter Road, Handsacre, Rugeley, Staffordshire, WS15 4DW

# £350,000

Bill Tandy and Company are delighted in offering for sale this modern detached bungalow located 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, enjoys a generous front driveway with the internal accommodation comprising: porch, reception hall, generous size lounge/dining room, modern breakfast kitchen, dining room, conservatory with views of the rear garden. Two bedrooms, modern shower room and garden to front and rear. One of the distinct features of the bungalow is the parking for a large number of cars and further detached garage, ideal for storage or the car enthusiast. Early viewings are highly recommended and no upward chain.



### PORCH

approached via a double glazed front door flanked by window either side and having internal door to:

### RECEPTION HALL

having loft access with pull down ladder, radiator and doors opening to:

### LOUNGE

4.72m x 3.65m (15' 6" x 12' 0") having double glazed bow window to front and double glazed window to side, radiator and feature fireplace with marble style inset, wooden surround and electric fire.

### BREAKFAST KITCHEN

5.01m x 3.62m (16' 5" x 11' 11") having double glazed windows to side and rear, laminate floor, radiator, boiler store cupboard, modern kitchen units comprising base cupboards with work tops above, wall mounted store cupboards, inset stainless steel sink, space for cooker and white goods and off leads to:

### DINING ROOM

having double glazed door to front, double glazed window to side, laminate floor, radiator and off leads to:

### CONSERVATORY

2.8m x 2.19m (9' 2" x 7' 2") having double glazed door to rear, windows to rear and side and laminate floor.

### BEDROOM ONE

4.29m x 3.33m (14' 1" x 10' 11") having double glazed front bow window and radiator.

### BEDROOM TWO

3.61m x 3.32m (11' 10" x 10' 11") having double glazed patio doors to rear garden and radiator.



### SHOWER ROOM

2.52m x 2.08m (8' 3" x 6' 10") having obscure double glazed window to rear, suite comprising vanity unit, low flush W.C. and shower cubicle, aqua boarding and tiled floor.

### OUTSIDE

There is a generously sized block paved driveway to front with access to front entrance door, garage and side gate. Set to the side of the property is a small courtyard style garden with patio space, side access and door to garage. The main garden is set to the rear with block paved patio, lawn beyond, side access and shed.

### DETACHED GARAGE

approached via an up and over garage door to front and having windows to side and courtesy side door.

### COUNCIL TAX BAND C

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



### **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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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.



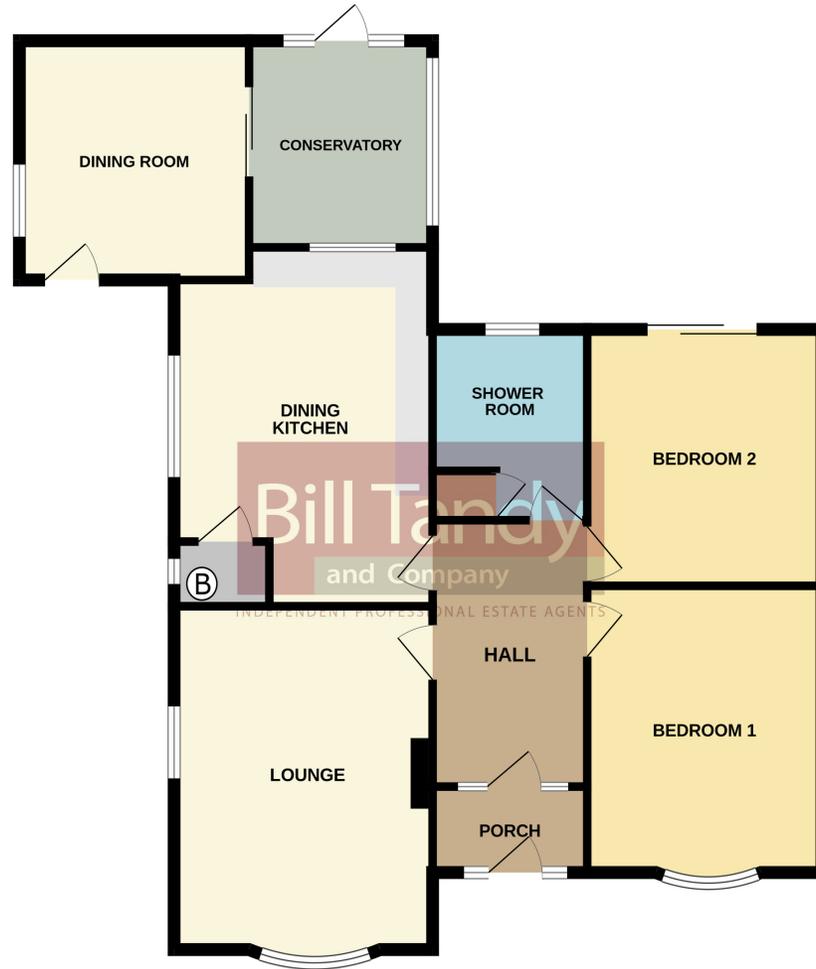
### **VIEWING**

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



47, UTTOXETER ROAD HANDSACRE, WS15 4DW

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 ©2026

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