

Bill Tandy
and Company

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

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£285,000 Offers over

Enjoying a lovely setting alongside the Trent and Mersey canal at the rear, and with far-reaching countryside views, this immaculately presented mid terraced property is available with no upward chain. Ideally suited for a buyer requiring a quick completion the property has a four bedroom layout with impressive first floor lounge and very spacious family breakfast kitchen and separate dining room on the ground floor. Situated at the head of the cul de sac with a pedestrian approach there is a single garage and parking space. Handsacre provides a range of local facilities with neighbouring Armitage, whilst Lichfield and Rugeley are within minutes driving distance. Early viewing is strongly encouraged.



TILED CANOPY PORCH

with external wall lantern and sealed unit obscure double glazed entrance door opening to:

RECEPTION HALL

with laminate flooring, radiator, stairs leading off, and useful under stairs storage cupboard

FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin with tiled splashback, radiator, vanity cabinet, extractor fan and ceramic floor tiling.

FAMILY DINING KITCHEN

3.55m x 4.5m (11' 8" x 14' 9") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Bosch electric oven with four ring induction hob and extractor hood, integrated dishwasher, integrated fridge and freezer, one and a half bowl sink unit with swan neck mixer tap, wall mounted concealed Worcester gas central heating boiler with timer, ceramic floor tiling, double radiator, co ordinated tiled splashbacks, UPVC double glazed window and double French doors opening out to the rear garden. Archway through to;

UTILITY ROOM

having further work surface space, single drainer sink unit with cupboard space beneath, plumbing for washing machine, space for tumble dryer, radiator, extractor fan, tiled splashbacks and ceramic floor tiling.

SNUG/STUDY

3.85m x 3.14m (12' 8" x 10' 4") a versatile ground floor reception room with radiator, having laminate flooring, UPVC double glazed window to front.

FIRST FLOOR LANDING

having spindle balustrade, radiator and useful built-in store cupboard.



FAMILY LOUNGE

3.95m max (3.12m min) x 4.5m (13' 0" x 14' 9") having two UPVC double glazed windows to rear enjoying lovely views across the neighbouring canal and countryside beyond, laminate flooring and traditional stone fire place with electric fire fitment, two wall light points and radiator.

BEDROOM THREE

2.34m x 3.6m (7' 8" x 11' 10") having laminate flooring, UPVC double glazed window to front and radiator.

BEDROOM FOUR

2.11m x 2.87m (6' 11" x 9' 5") having UPVC double glazed window to front, radiator and laminate flooring.

FAMILY BATHROOM

fully tiled with a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled W.C., electric shaver point, extractor fan and radiator and tiled flooring.

SECOND FLOOR LANDING

having built-in store cupboard and loft access hatch.



BEDROOM ONE

3.6m x 4m (11' 10" x 13' 1") with full height and width built-in wardrobes with shelving and hanging space, UPVC double glazed dormer window to rear, radiator and laminate flooring. Door to:

JACK AND JILL EN SUITE SHOWER ROOM

with corner quadrant shower cubicle with aqua panelling to walls, pedestal wash hand basin with mono block mixer tap, close coupled wc, electric shaver point, chrome central heating towel rail and radiator, downlighters and extractor fan and tiled flooring.

BEDROOM TWO

3.95m x 4m (13' 0" x 13' 1") having UPVC double glazed dormer window to front, radiator, laminate flooring and full height and width fitted wardrobes with additional double doored wardrobe.



OUTSIDE

The property is set at the end of the cul de sac with a pedestrian approach with an attractive low maintenance fore garden with pathway leading to the front door. To the rear is an easily maintained hard landscaped garden with slate tiled patio, gravelled pathway with slate stepping stones flanked by slate chipped borders and steps down to a lower patio with wrought-iron railings forming a boundary to the canal with gate providing pedestrian access at the rear, external lighting and useful cold water tap.

SINGLE GARAGE

(not measured) situated in a separate block and having up and over entrance door, light and power. There is also an allocated parking space.

ADDITIONAL INFORMATION

Our client advises us there is an annual service charge of £220.00 to manage the communal grassed areas along the road.

COUNCIL TAX BAND

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

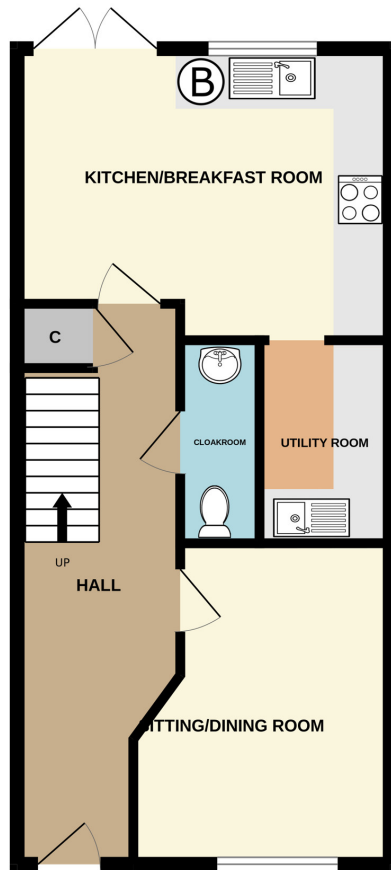
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

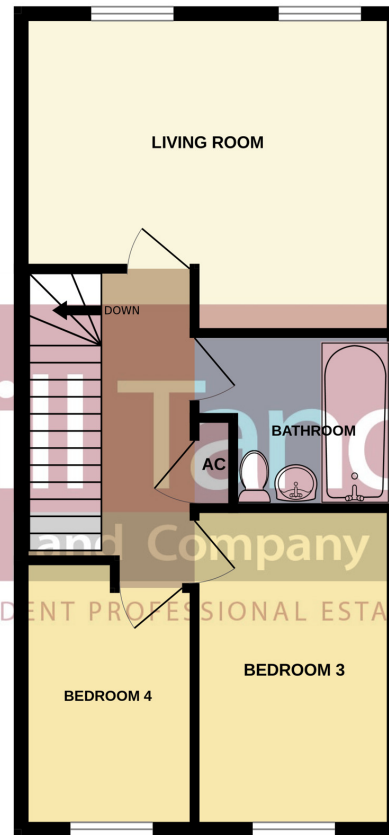
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

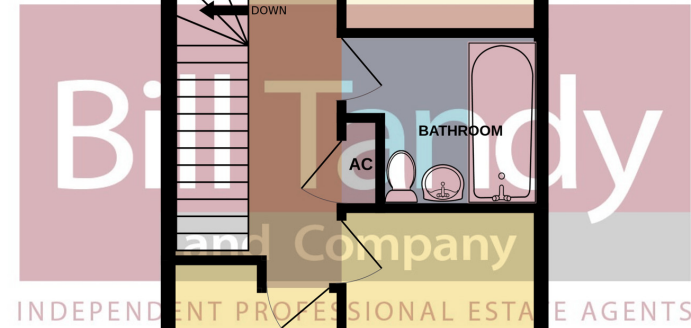
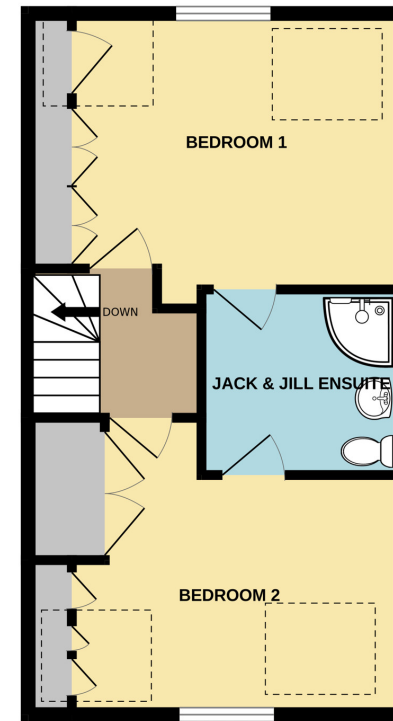
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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