



# DRAFT

10 Boxer Close, Handsacre, Rugeley, Staffordshire, WS15  
4TD

Bill Tandy

and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

# 10 Boxer Close, Handsacre, Rugeley, Staffordshire, WS15 4TD

**£395,000**

Bill Tandy and Company are delighted in offering for sale this modern detached bungalow located in the small and select cul de sac of Boxer Close, 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, is superbly positioned on a private drive with a secluded position. The property further comprises a reception hall with a useful guest cloakroom, generous size lounge/dining room, modern breakfast kitchen with a side utility room, generous size rear conservatory with views of the rear garden. Three 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 double garage, ideal for storage or the car enthusiast. Early viewings are highly recommended and no upward chain.



## CANOPY PORCH

leads to the double glazed front entrance door which opens to:

## RECEPTION HALL

having an obscure double glazed window to side, double doors to useful coat cupboard, radiator and doors open to:

## GUESTS CLOAKROOM

having an obscure double glazed window to side, radiator, laminate floor and suite comprising vanity unit with wash hand basin and low flush W.C.

## LOUNGE/DINING ROOM

6.09m x 3.90m (20' 0" x 12' 10") having two radiators, double glazed French doors opening to the rear garden and a superb feature fireplace with marble style hearth, inset, surround and mantel above housing a living flame effect gas fire. Double glazed double doors open to:

## DOUBLE GLAZED CONSERVATORY

3.45m x 2.70m (11' 4" x 8' 10") this superb addition to the bungalow, overlooking the rear garden, has a glass roof, French doors to side and tiled floor with underfloor heating.

## BREAKFAST KITCHEN

4.51m max (3.79m min) x 2.51m (14' 10" max 12'5" min x 8'3") having double glazed window to front, radiator, tiled floor, spotlighting to ceiling, modern kitchen units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards with under-cupboard lighting, Hotpoint oven and grill, five ring gas hob with glass splashback surround and extractor fan above, inset one and a half bowl sink unit and integrated fridge. Door leads to:



## UTILITY ROOM

3.90m x 2.19m (12' 10" x 7' 2") having double glazed windows to rear and side, door with double glazed insert and built-in blind opens to the rear garden, radiator, tiled floor, base cupboards with round edge work tops above, spaces ideal for washing machine, tumble dryer and fridge/freezer, larder cupboard and concealed space housing the Vaillant boiler.

## INNER HALLWAY

having radiator, loft access and doors opening to:

## BEDROOM ONE

3.50m x 2.96m (11' 6" x 9' 9") having double glazed window to front and radiator.

## BEDROOM TWO

2.96m x 2.92m (9' 9" x 9' 7") having double glazed window to rear and radiator.

## BEDROOM THREE

2.86m x 2.54m (9' 5" x 8' 4") this third bedroom could also be used as a home office or snug and has a double glazed window to front and radiator.



#### UPDATED SHOWER ROOM

having an obscure double glazed window to rear, chrome heated towel rail, laminate floor, base storage cupboards and vanity unit with inset wash hand basin and low flush W.C., shower cubicle with shower appliance over, aqua-boarding surround and spotlighting to ceiling.

#### OUTSIDE

One of the distinct features of the bungalow is its superb private setting located off the cul de sac itself. There is a generously sized private block paved driveway providing parking for numerous vehicles which leads front entrance door and detached double garage, and a side gate leads to the rear garden. To the rear of the bungalow are generous paved patio spaces ideal for entertaining, shaped lawn set beyond with flower bed borders, further paved patio space leading to a shed and greenhouse and gated access to both sides of the bungalow.

#### DETACHED DOUBLE GARAGE

5.31m x 5.21m (17' 5" x 17' 1") approached via two up and over entrance doors and having light and power supply, window to side and loft access.



#### COUNCIL TAX

Band D.

#### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. 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

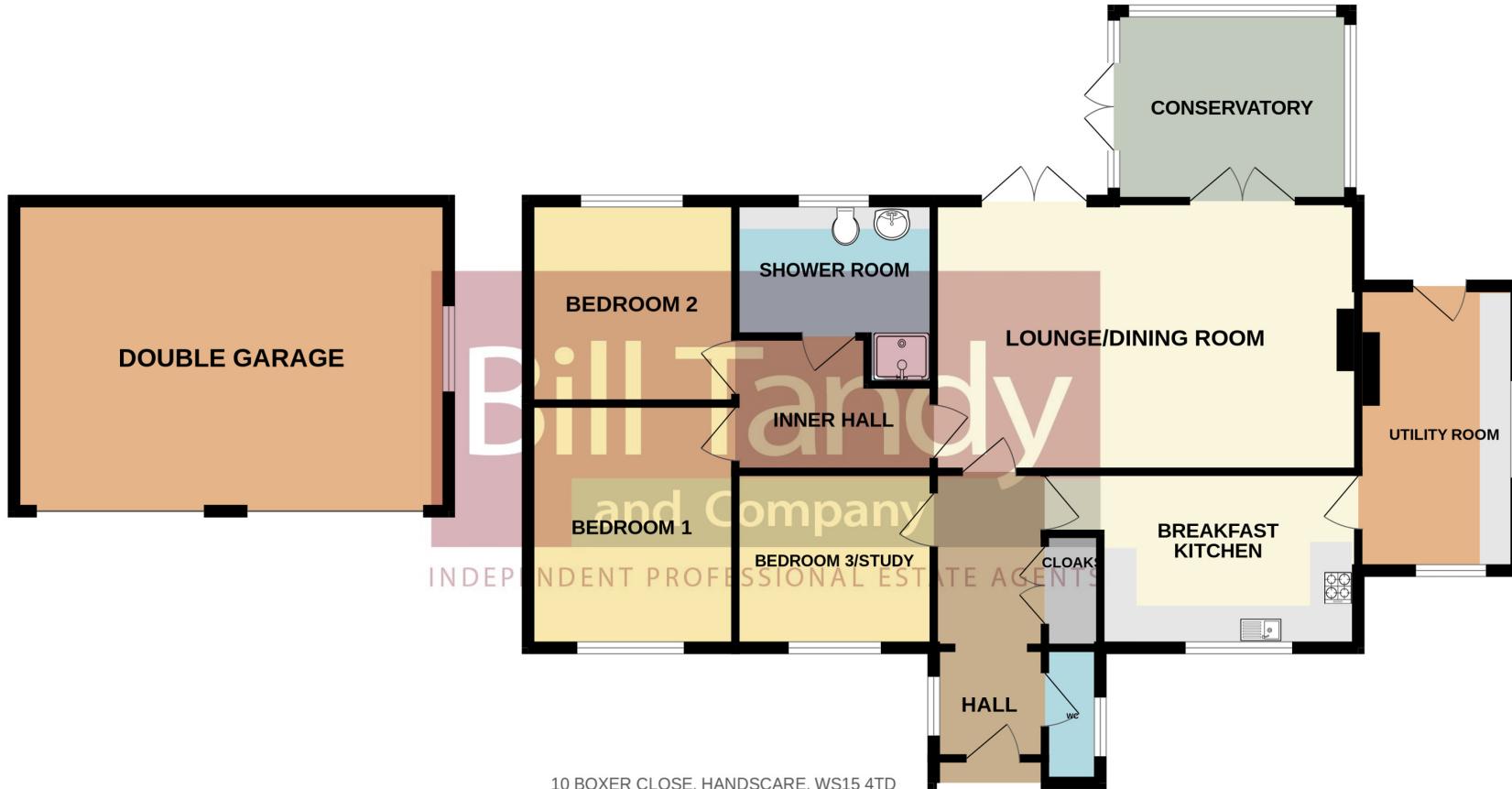
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

#### 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



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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