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

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£330,000

Enjoying a lovely setting within the popular village of Handsacre and enjoying a generous corner plot, this superbly presented detached family home is available with the benefit of no upward chain. Offering well planned accommodation the property has the benefit of a conservatory to the rear, perfect for enjoying views across the mature private garden. The village boasts good facilities with a range of shops, pubs and primary school, and is well placed for access to both Lichfield and Rugeley - each a short drive away. Commuters always appreciate the convenience of the area combining ease of access for Midland commercial centres with a pleasant village lifestyle. To fully appreciate the accommodation on offer an early viewing is strongly recommended.



CANOPY PORCH

having wall lantern and obscure double glazed entrance door and side screen leading to:

RECEPTION HALL

with feature laminate flooring, radiator, stairs leading off with useful under stairs storage cupboard and doors leading off to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., wash hand basin with tiled splashback, obscure sealed unit double glazed window and radiator.

LOUNGE

3.95m x 3.60m (13' 0" x 11' 10") having a central feature fireplace with wooden surround and marble hearth and backing housing an inset living flame coal effect gas fire, coved cornice, laminate flooring, double radiator and UPVC double glazed sliding patio doors to:

CONSERVATORY

3.87m x 2.29m (12' 8" x 7' 6") being UPVC double glazed and having double doors out to the rear garden, tiled flooring, double radiator and fitted blinds.

KITCHEN

2.85m x 2.85m (9' 4" x 9' 4") having granite work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl single drainer sink unit with mono bloc mixer tap, built-in electric oven with four ring gas hob and extractor hood, space for fridge and freezer, co-ordinated tiled splashbacks, tiled flooring, radiator, fluorescent light strip, UPVC double glazed window to front and opening through to:



UTILITY ROOM

2.30m x 2.27m (7' 7" x 7' 5") similarly fitted to the kitchen having further granite work top with base storage cupboard, single drainer sink unit, wall mounted storage cupboards, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed door out to the rear garden and double glazed window to same, tiled flooring and radiator.

FIRST FLOOR LANDING

having obscure double glazed window, loft access hatch, built-in store cupboard and doors leading off to:

BEDROOM ONE

3.28m x 2.80m (10' 9" x 9' 2") having UPVC double glazed window to rear, radiator, double built-in wardrobe and door to:

EN SUITE SHOWER ROOM

having large shower cubicle with glazed screen and thermostatic shower fitment, pedestal wash hand basin, close coupled W.C., ceramic wall tiling, obscure UPVC double glazed window and radiator.



BEDROOM TWO

3.60m x 2.88m (11' 10" x 9' 5") having double built-in wardrobe, UPVC double glazed window to front and radiator.

BEDROOM THREE

2.92m x 1.97m (9' 7" x 6' 6") having UPVC double glazed window to front and radiator.

BATHROOM

having panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled W.C., bidet, co-ordinated ceramic wall tiling, electric shaver point, radiator and UPVC obscure double glazed window to rear.



OUTSIDE

The property occupies a pleasant corner position with tarmac driveway providing parking for several cars flanked by a lawned foregarden with mature shrubbery and side borders and gated entrance leading round to the rear garden. To the rear of the property is an established landscaped private garden with patio seating area, shaped lawn, mature flower and herbaceous borders, established shrubs and trees, fenced perimeters, useful garden storage sheds and cold water tap.

GARAGE

5.23m x 2.37m (17' 2" x 7' 9") approached via an electric roller shutter entrance door and having light, power and housing the Vaillant combination gas central heating boiler.

COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas 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

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



1 BOXER CLOSE, HANDSACRE WS15 4TD

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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