

Bill Tandy

and Company

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**14 Chestnut Close, Handsacre, Rugeley,
Staffordshire, WS15 4TH**

£400,000 Freehold

- Desirable cul de sac position in popular village setting
- Updated and improved detached family home
- Hall and ground floor wet room
- Re-fitted and open plan lounge leading to breakfast kitchen
- Dining room and utility#
- 4 bedrooms
- Modern en suite and bathroom
- Ample parking, store and generous rear garden
- EPC Rating C



**** MODERN UPDATED FOUR BEDROOM DETACHED FAMILY HOME **** Bill Tandy and Company are delighted in offering for sale this superbly updated detached home located in the small and select cul de sac of Chestnut 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 further comprises a reception hall with a useful ground floor shower wet room, generous size and open plan lounge opening into a newly improved breakfast kitchen, separate dining family room. To the first floor are four bedrooms, modern en-suite shower room and further family bathroom. Set to the front is generous block paved driveway, former garage now ideal for storage and a garden to rear. Internal viewings highly recommended.

CANOPY PORCH

leads to the composite front entrance door flanked by windows either side and opens to:

RECEPTION HALL

having radiator, laminate floor, stairs to first floor with under stairs storage cupboard and doors open to:

'L' SHAPED GROUND FLOOR WET ROOM

having obscure double glazed window to front, chrome heated towel rail, suite comprising wall mounted wash hand basin, low flush W.C. and shower area with Triton shower, tiled splashback surround and spotlighting.

LOUNGE

5.05m x 3.54m (16' 7" x 11' 7") having UPVC double glazed French doors with windows either side opening to the rear garden, laminate floor, two radiators, spotlighting to ceiling and opening through to:

RE-FITTED BREAKFAST KITCHEN

3.95m x 2.87m (13' 0" x 9' 5") having double glazed window overlooking the rear garden, laminate floor, spotlighting to ceiling, contemporary handleless base cupboards and drawers with preparation tops above, glass effect splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink, inset Zanussi oven with Zanussi induction hob and contemporary extractor fan above, spaces ideal for fridge/freezer and dishwasher, superb added island with breakfast bar seating area and additional base storage cupboards with preparation top above.

UTILITY ROOM

3.94m x 2.34m (12' 11" x 7' 8") having double glazed window and door to rear garden, base and wall mounted storage cupboards and drawers, spaces for a range of white goods, stainless steel sink with drainer, Worcester boiler and door to store.

DINING ROOM

3.57m max into bay x 3.54m (11' 9" max into bay x 11' 7") having walk-in double glazed square bay window with window shutters to front, radiator, laminate floor and door to hall.

FIRST FLOOR LANDING

having obscure double glazed window to side, loft access, large double doored storage cupboard and doors open to:

BEDROOM ONE

3.93m max into bay x 3.60m (12' 11" max into bay x 11' 10") having feature walk-in double glazed square bay window with window shutters to front and window-seat with additional storage, fitted wardrobes, radiator and door to:

EN SUITE SHOWER ROOM

2.74m x 1.84m (9' 0" x 6' 0") having obscure double glazed window to side, chrome heated towel rail, black sparkle tiled splashback surround and marble effect aqua-boarding, suite comprising vanity unit with storage and inset wash hand basin, low flush W.C. and double shower cubicle with twin-headed shower appliance over and spotlighting to ceiling.

BEDROOM TWO

3.57m x 3.01m (11' 9" x 9' 11") having double glazed window to rear and radiator.

BEDROOM THREE

2.96m x 2.01m (9' 9" x 6' 7") having double glazed window to rear and radiator.

BEDROOM FOUR

2.96m x 2.03m (9' 9" x 6' 8") having double glazed window to front, radiator and shelving.

FAMILY BATHROOM

1.97m x 1.94m max (6' 6" x 6' 4" max) having an obscure double glazed window to side, chrome heated towel rail, modern white suite comprising pedestal wash hand basin, low flush W.C. and bath with shower over, tiled floor and spotlighting.

OUTSIDE

The property has a block paved driveway to the front, store, side gated access leading to the rear, and a shaped lawned foregarden. One of the distinct features of the property is the superbly improved rear garden having an Indian sandstone paved patio space and additional block paved area, sheltered gazebo, shaped lawn, well stocked mature borders with conifers and shrubs and useful summerhouse.

STORE

forming part of the original garage approached via a roller shutter entrance door and having door to utility roof, separate loft access and being ideal for storage.

COUNCIL TAX

Band E.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







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