



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

Bill Tandy

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£350,000 Offers Over

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, has the benefit of a secluded position set off a private drive providing access to the generous size block paved front driveway. The property further comprises an L-Shaped reception hall, through lounge/dining room, modern kitchen and a generous size rear conservatory with views of the rear garden. Three bedrooms, modern shower room and garden to rear. Early viewings are highly recommended.



'L' SHAPED RECEPTION HALL

approached via a double glazed front entrance door and having laminate floor, cupboard housing the boiler, further storage cupboard and doors open to:

THROUGH LOUNGE/DINING ROOM

7.12m into bay x 3.09m max (2.82m min) (23' 4" into bay x 10' 2" max 9'3" min) having square walk-in bay window to front, double glazed patio doors opening to the rear garden, two radiators and contemporary flame effect wall mounted electric fire.

KITCHEN

3.52m x 2.44m (11' 7" x 8' 0") having double glazed window to rear, base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards and glazed display cabinets, inset sink unit, inset oven with microwave above, electric hob with extractor fan and further integrated appliances. Door opens to:

UPVC DOUBLE GLAZED CONSERVATORY

6.49m x 3.37m (21' 4" x 11' 1") one of the distinct features of the bungalow is this superb sized conservatory overlooking the rear garden and tiled flooring, electrically operated skylights, radiator, air-conditioning unit and French doors to rear garden. Door provides access to bedroom three.

BEDROOM ONE

3.40m max x 3.34m (11' 2" max x 10' 11") having double glazed window to rear and radiator.

BEDROOM TWO

3.40m x 2.88m (11' 2" x 9' 5") having double glazed window to front and radiator.



BEDROOM THREE/STUDY

5.07m x 2.23m (16' 8" x 7' 4") could also be used as a hobbies room having double glazed window to front, radiator and access to the conservatory.

SHOWER ROOM

2.18m x 1.76m (7' 2" x 5' 9") having double glazed window to front, tiled flooring, spotlighting, modern suite comprising vanity unit with inset wash hand basin, low flush W.C., corner shower cubicle with shower appliance over and tiled splashback surround.

OUTSIDE

The property is set back from the road having a private drive access shared between neighbouring bungalows, leading to a private block paved driveway which gives access to the front door and side gate. To the rear of the property is a block paved patio space with well stocked mature trees and shrubs, flower bed borders, shaped lawn and generous storage shed with power and lighting.

COUNCIL TAX

Band C.

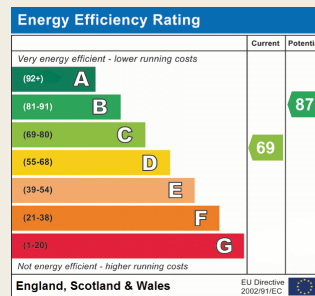


FURTHER INFORMATION/SUPPLIES

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

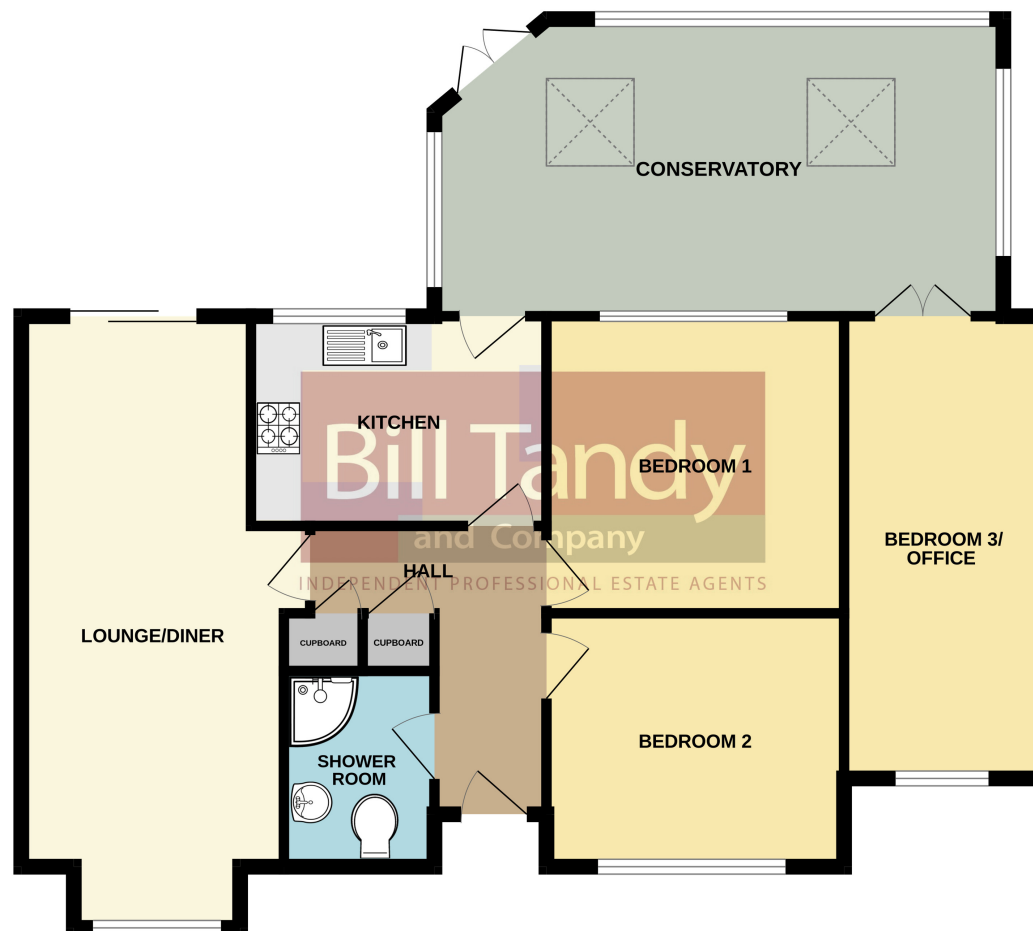
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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

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



8 BOXER CLOSE, HANDSCARE, 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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