

# Waters Edge

Handsacre, Rugeley, WS15 4HP

John German





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£285,000

John German are delighted to offer this four bedroomed, three storey town house with garage situated on a canal side location within the desirable village of Armitage and Handsacre.



Waters Edge is a popular development of properties built by Cameron Homes in a beautiful canal side location within the desirable village on Armitage and Handsacre. The village offers a range of local amenities including shops and village pubs. It is ideally situated for commuters with two train stations in the nearby market town of Rugeley and also in the cathedral city of Lichfield, and nearby road links include the A51, A38, A5 and M6 toll road. For families, the property falls into the catchment area for Hays Meadow Primary school and for secondary education, it's the Hart School in the nearby market town on Rugeley.

The property in brief comprises entrance hallway with carpeted stairs rising to the first floor landing and doors off into the dining room, guest WC and spacious kitchen diner with separate utility.

Upstairs there are two bedrooms, one double and a single which could be utilised as a home office of study, a family bathroom and a spacious lounge with two front facing windows overlooking the canal.

Upstairs on the second floor, there are two generous double bedrooms, both with fitted wardrobes and a Jack and Jill en suite serving both bedrooms with double shower cubicle, low level WC and a wash hand basin.

Outside, to the front of the property is a low maintenance stoned area with pathway leading to the front door and to the rear of the property is a delightful garden with paved patio seating area, lawned garden and well stocked borders. To the rear of the garden there is a gate leading to the parking area where there is a block of three garages and this property on Waters Edge occupies the middle garage.

Agents note: Please note there is a green space charge for the upkeep of the communal areas of approximately £85 every 6 months.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

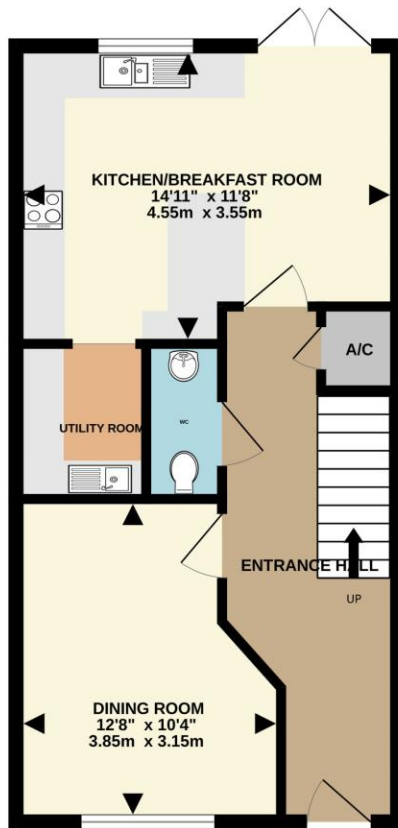
**Our Ref:** JGA/13032023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band D

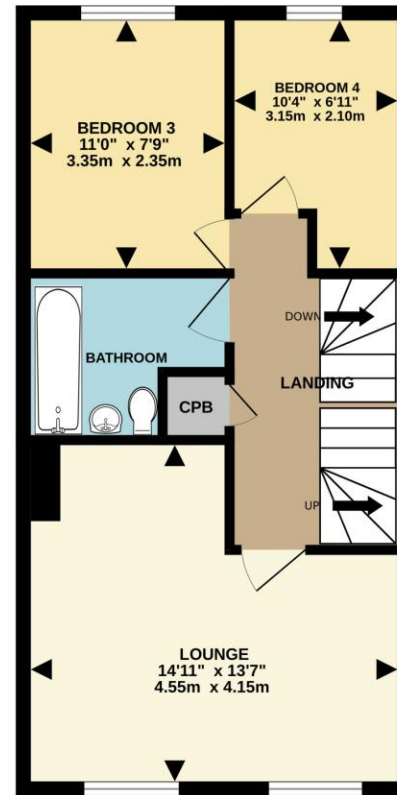




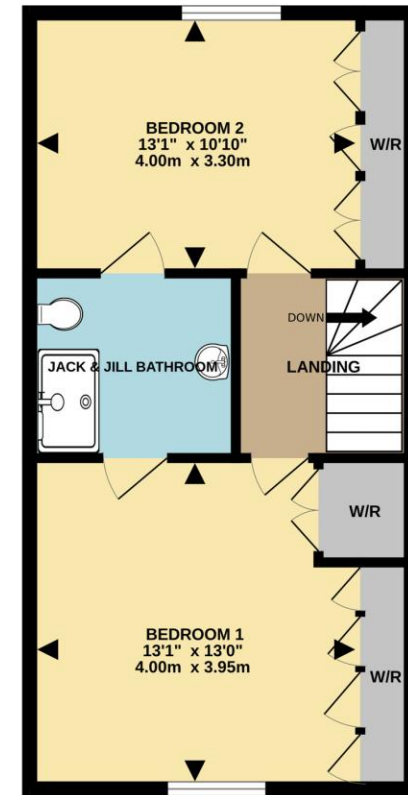
GROUND FLOOR



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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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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