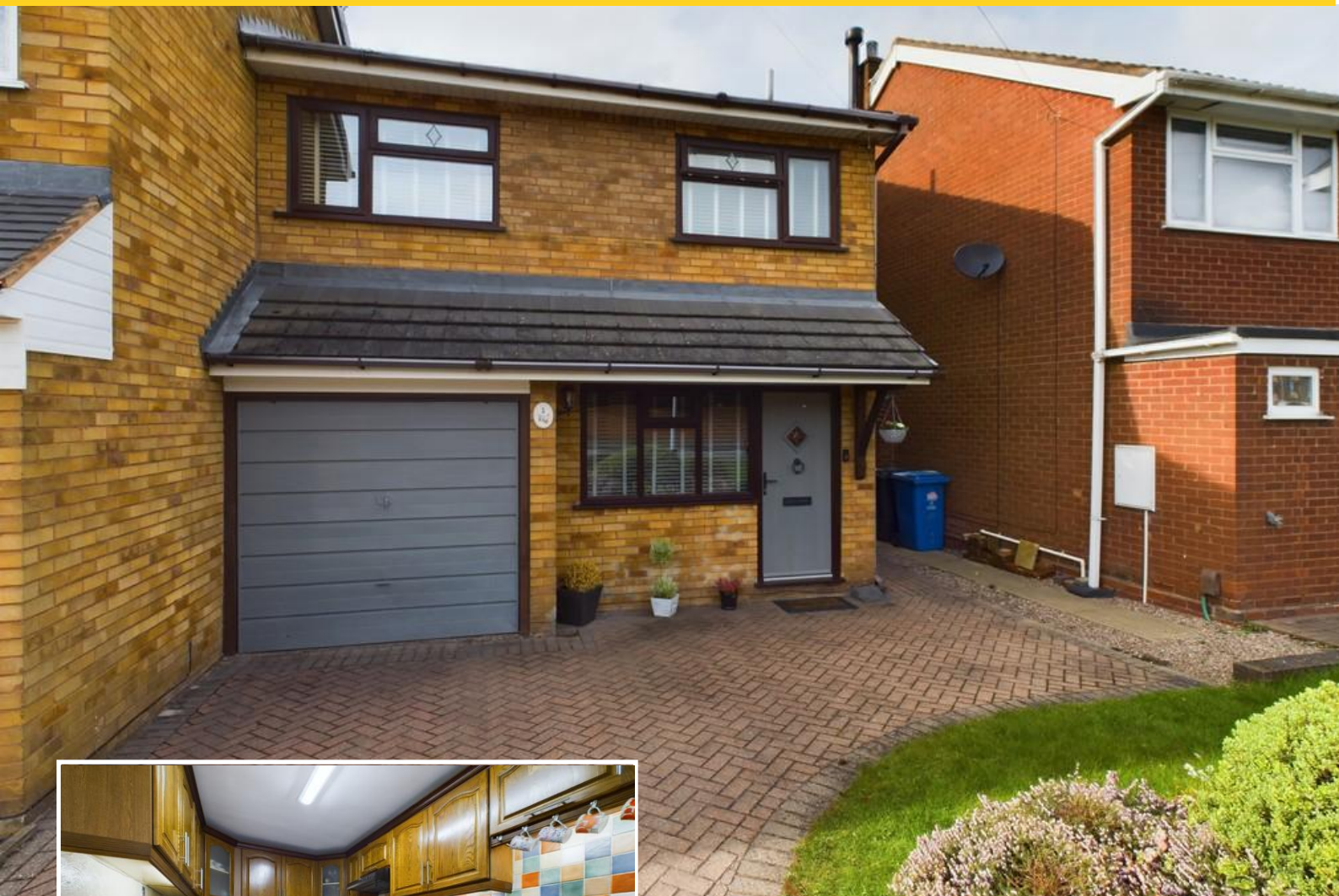


Station Drive

Handsacre, Rugeley, WS15 4DA



An excellent sized three double bedroom semi detached house within a short walk of village amenities in both Handsacre and Armitage including picturesque walks along the Trent and Mersey Canal.

£242,500

John German 

Located in a pleasant cul de sac of similarly styled homes, this well maintained property would be an ideal home for a young growing family or equally suitable for the downsizers. Not only is it convenient for all village amenities but Rugeley town centre and station are within approximately three miles and Lichfield, five miles.

The front main entrance offers a canopied new front polycarbonate door that leads into a good sized reception hall with stair to first floor and double doors leading to the attractive lounge which has a feature traditional fireplace and open access into an extended dining area that has double doors leading to the rear garden.

Leading off the lounge is a comprehensively fitted oak kitchen with a full range of base and wall units, contrasting worktops, floor tiling and splashback wall tiling, inset acrylic one and half bowl sink unit, appliance spaces for a cooker, dishwasher and refrigerator, space also for a breakfast table and chairs.

Adjoining the kitchen is a utility area with matching units, splashback tiling and floor tiling, hardwood block worktops and a Belfast sink, appliance spaces for a washing machine and tumble dryer. Access from the utility area leads to a small inner lobby and guests WC.

On the first floor, a centre landing gives access to the three double bedrooms, family bathroom and a hatch to the loft space.

The master bedroom is of a generous size and has rear facing views. Bedroom two is also a rear facing double room and bedroom three is a front facing room with built in over stairs storage cupboard.

The family bathroom is fully tiled and fitted with a white suite to comprise bath, separate shower and wash hand basin set within a vanity and storage unit surround. The separate WC is positioned immediately adjacent to the bathroom.

Outside, single garage with up and over door, electric, light and power points. Block paved driveway with pathway to side of house and gate to rear. Lawned fore garden with a shrubbery border inset.

Privately fenced rear garden with a block paved patio, border wall, railings and steps that lead to a mainly lawned garden with raised side shrubbery borders and three garden sheds/storage.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

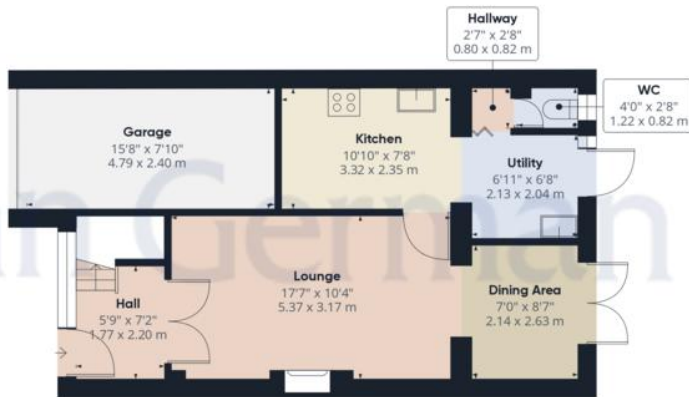
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/21032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1009.81 ft²
93.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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



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Agents' Notes

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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.

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