

# Lewis Road

Handsacre, Rugeley, WS15 4FF

John German







RANGEMASTER

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John German ©

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Handsacre, Rugeley, WS15 4FF

£595,000

Extremely attractive modern detached house that has the considerable benefit of a completely remodelled and refitted dining kitchen.





Accommodation: Reception hall which has a tiled floor and stairs rising to the first floor landing with useful understairs cupboard. There is also a cloakroom having a pedestal wash hand basin, WC and tiled floor.

Delightful and particularly well proportioned lounge having bay with full height windows and double French style doors opening to the terrace and garden beyond. Full height windows have fitted blinds. There is also a log burner.

Separate study with professionally fitted bespoke shutters to the front facing window.

Stunning and completely remodelled and refitted living dining kitchen, which has an extensive range of contrasting grey and white units and granite work surfaces. There is also a superb island unit which has black marbled granite worktop with Belfast sink and drainer, also extending to a breakfast dining bar. Adjacent there is an excellent lower level granite fitted 8 seater table. There is an integrated dishwasher and wine cooler. Please note that the range oven and American fridge freezer are not included in the sale. The kitchen also has the benefit of downlighting and double French style doors with fitted blinds opening to the terrace and garden, and front facing window with bespoke shutters. Tiled floor which extends into the utility room, which has a further range of cupboards, granite work surfaces, an integrated washing machine plus space and provision for a tumble dryer (the washing machine is included however, the tumbler dryer is not included).

On the first floor there are four double bedrooms, the principal bedroom has built-in wardrobes and front facing window with shutters and leads to the ensuite shower room which has exquisite contrasting tiling, pedestal wash basin, wall hung WC and double width shower. Second bedroom also has rear facing window with shutters and has the benefit of being ensuite, having shower, pedestal wash basin, WC and chrome vertical towel radiator. In addition, there are two further double bedrooms. Family bathroom having a bath, pedestal wash basin, wall hung WC and contrasting tiled splashbacks, plus chrome towel radiator.

Outside, the property stands back from the road beyond a central path and adjacent artificial grass either side. There is a brick paved good sized drive capable of parking three or four cars and giving access to the garage. To the rear of the property there is a landscaped entertaining terrace and garden which has deep attractive paved slabs extending to either side of the property and retaining wall and attractive fencing with gate leading to an artificial lawn and central path, and a further sun terrace to the rear part of the garden.

The property is situated in an enviable position on the outskirts of the village, and within a two minute walk of the pretty Trent and Mersey canal where there are some lovely walks. The village also has primary school and local shopping facilities. The cathedral city of Lichfield is approximately 6 miles away and has the benefit of a city railway station providing access to Birmingham on the cross city line, and also Trent Valley mainline intercity railway station providing direct access into London Euston.

#### Agents notes:

- We understand that there are green space charges applicable and also management charge. We await the precise amounts from our clients.
- The land registry document does refer to rights, easements and covenants, and a copy of the registry documentation is available upon request.
- The property is situated in an area that was previously mined.
- This particular property formed part of the first phase of the development by Walton Homes, and we understand that there is a second phase due.
- The hot tub is not included in the sale.
- The car charger is not included in the sale and our clients are removing it.
- There will be CCTV recording.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway and garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - 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 F

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

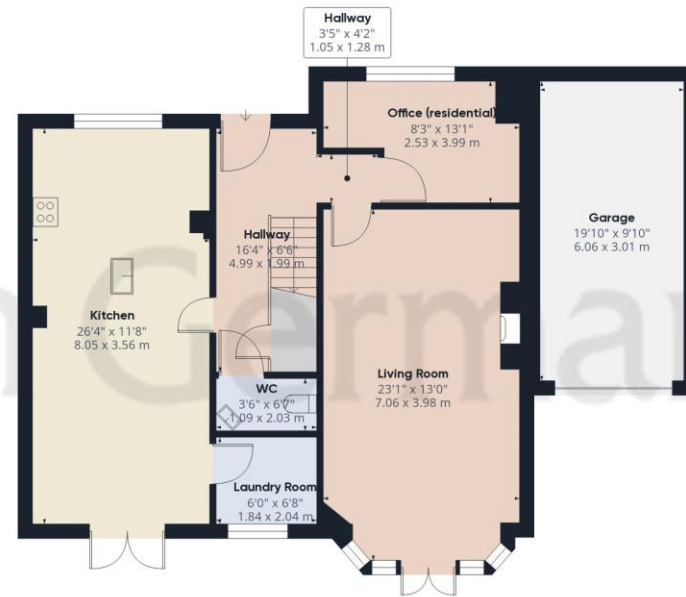
**Our Ref:** JGA07012025

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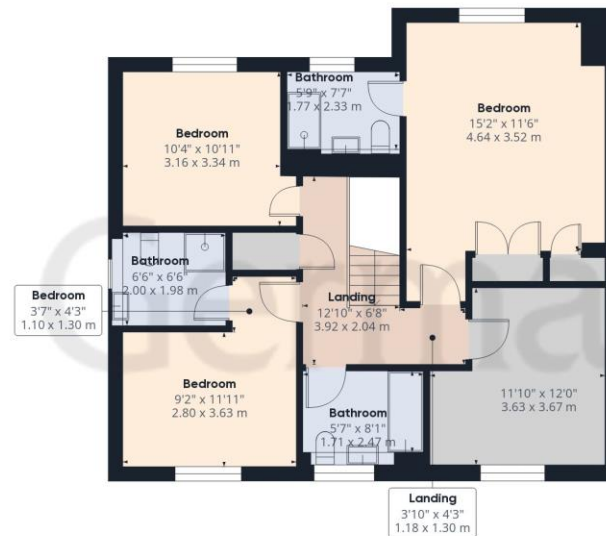








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1893.26 ft<sup>2</sup>

175.89 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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 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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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