

Beech Close

Handsacre, Rugeley, WS15 4EQ

John
German



Beech Close

Handsacre, Rugeley, WS15 4EQ

Asking Price Of £135,000

This well-presented two bedroom mid terrace property is located in the delightful village of Handsacre. This property is sure to appeal to both first time buyers and Landlords alike, with two good sized bedrooms, allocated parking and no upward chain. This is one you cannot afford to miss.

Located off a private road in Handsacre is this well-presented two-bedroom mid terraced home. The front entrance door opens into the entrance hall with stairs leading up to the first floor and a door giving access to the kitchen which is fitted with a good range of base and eye level units with integrated oven with gas hob and extractor, dishwasher and under counter fridge.

To the rear of the property is the living room with laminate flooring and sliding doors leading into the conservatory which has access out to the garden.

Upstairs on the first floor are two good sized bedrooms and a family shower room with a tiled shower enclosure, hand wash basin set upon a vanity unit, WC, tiling to two walls and a chrome heated towel rail.

To the front is a small lawned garden and to the rear is a decked patio with low maintenance gravelled garden beyond with fencing to the perimeter.

The property is situated off a private road where there are no service charges but in previous circumstances, all of the other property owners on the development have grouped together to pay for repairs.

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.

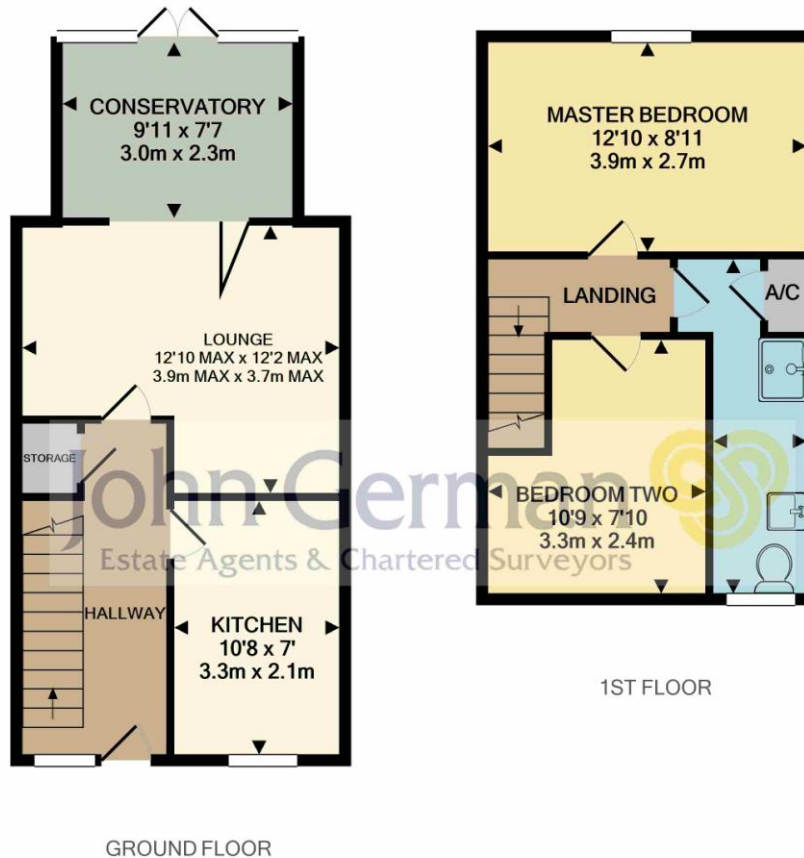
Useful Websites: www.environment-agency.co.uk ; www.lichfielddc.gov.uk/homepage/67/planning-and-building-control

Our Ref: JGA/30092019

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







Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

Agents' Notes

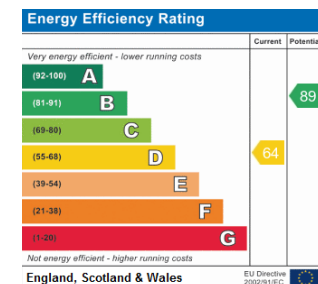
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

