

Asking Price £450,000

Jayman
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Estate Agents



Chestnut Close

Handsacre, WS15 4TH

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Jayman Estate agents are pleased to present this five bedroom detached house in the popular village of Handsacre. This modern property comprises on the ground floor; entrance hallway, downstairs WC, an open plan kitchen/dining area/conservatory and two reception rooms. On the first floor it has 5 bedrooms, en-suite and a family bathroom. The property has a driveway for two cars, a garage and a private rear garden.

Handsacre is a great village to live in and has a range of local amenities that is situated in Armitage centre. This property is 4 miles away from Lichfield city centre which has an abundance of history, great transport links and popular bars and restaurants.

This property is a must view to appreciate everything the property has to offer.

Entrance Hallway 5'11" x 13'0" (1.82 x 3.98)

As you step into the property, you are greeted with an open and bright entrance hallway. There are doorways leading into the office, downstairs WC, living room and open plan kitchen/dining area and conservatory. Stairs are leading to the first floor.

Media room/Office 11'9" x 11'2" (3.59 x 3.41)

Good sized second reception area with window to fore.

Living room 11'9" x 18'5" (3.59 x 5.62)

Spacious living room with feature fireplace and French doors leading into the rear garden.

Kitchen area 10'7" x 13'2" (3.23 x 4.02)

Open plan modern kitchen with breakfast bar.

Dining area 7'7" x 12'7" (2.32 x 3.84)

Off to the side of the kitchen is the dining area that leads to the conservatory.

Conservatory area 8'10" x 12'8" (2.70 x 3.88)

Bright conservatory with French doors leading into the rear garden.

Downstairs WC 3'1" x 6'3" (0.96 x 1.92)

With WC and hand basin.

First floor

With doors leading to all of the bedrooms and the family bathroom.

Master bedroom 11'8" x 13'4" (3.58 x 4.07)

King size bedroom with a door leading to the en-suite and a window to the front of the property.

En-suite 8'11" x 6'0" (2.72 x 1.83)

With WC hand basin and shower cubicle.

Bedroom Two 11'8" x 9'10" (3.58 x 3.00)

Double bedroom with window to the rear of the property.

Bedroom Three 7'5" x 13'3" (2.28 x 4.04)

Good sized single bedroom with window to the rear of the property.

Bedroom Four 9'9" x 6'5" (2.99 x 1.98)

Single bedroom with window to the front of the property.

Bedroom Five 7'5" x 8'6" (2.28 x 2.61)

Box room with window to the front of the property.

Family bathroom 9'9" x 13'3" (2.98 x 4.04)

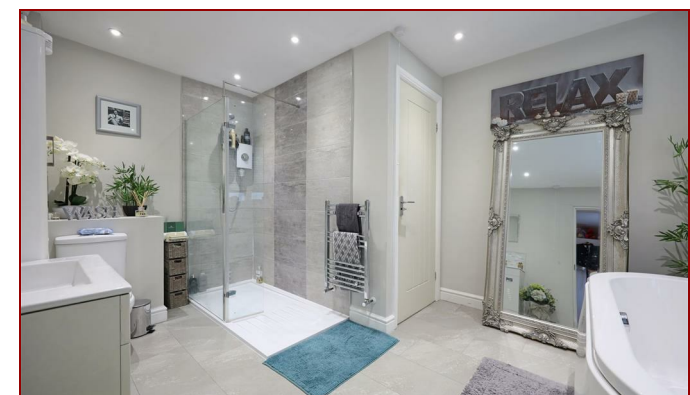
A modern suite with WC, hand basin, walk in shower and separate bath.

Outside

Driveway for two cars and a private rear garden.

Garage 7'7" x 15'9" (2.32 x 4.82)

Single garage.



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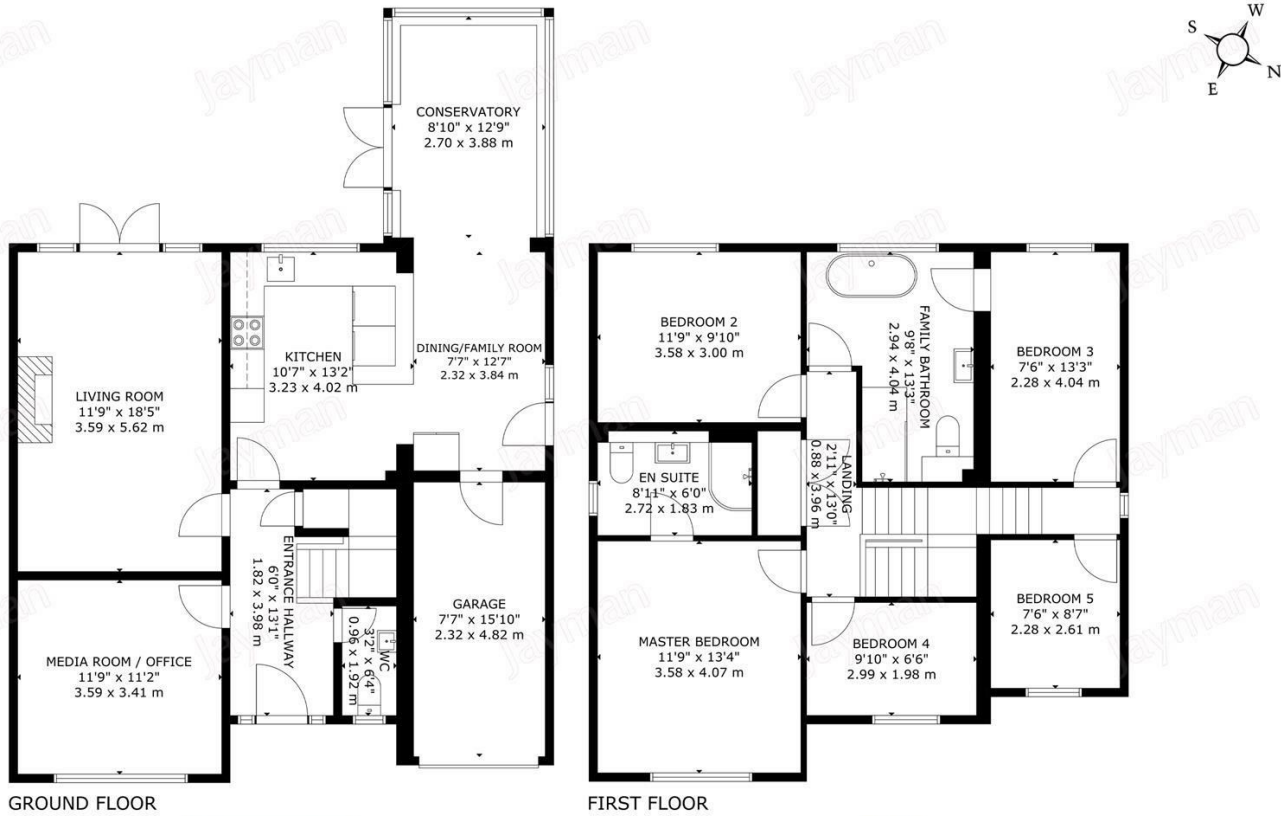
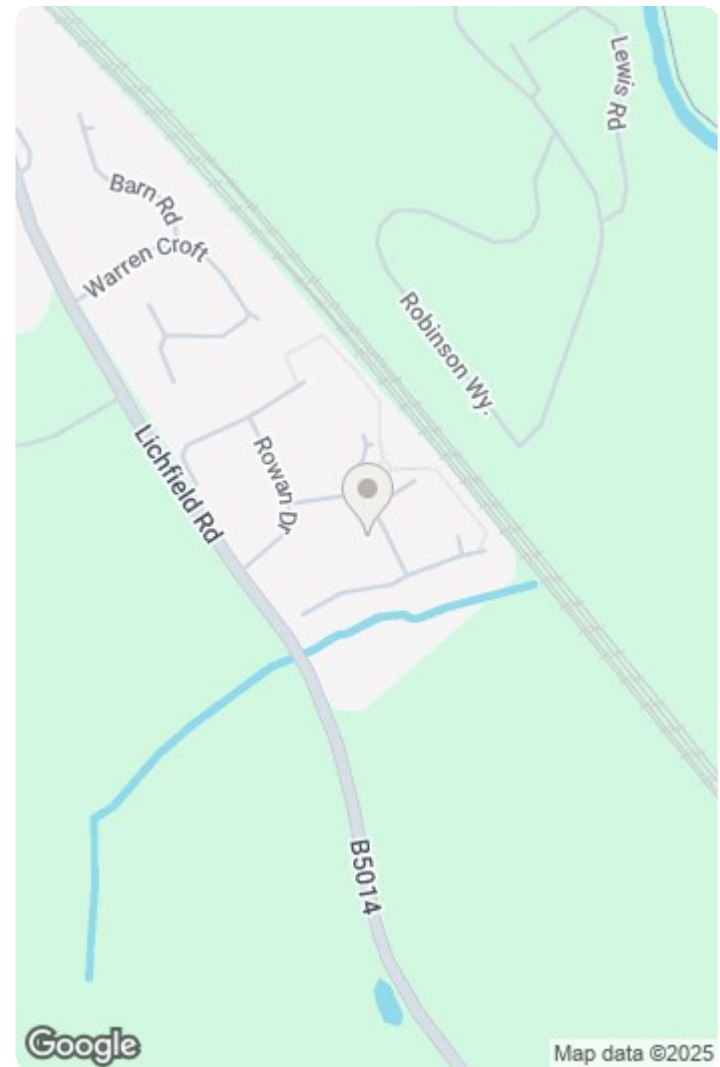
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GROUND FLOOR

FIRST FLOOR

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GROSS INTERNAL AREA
TOTAL: 156 m²/1,685 sq ft
GROUND FLOOR: 79 m²/853 sq ft, FIRST FLOOR: 77 m²/832 sq ft
EXCLUDED AREAS: GARAGE: 11 m²/120 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
PICTURE UK

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
49-58 E			49-58 E		
39-48 F			39-48 F		
29-38 G			29-38 G		
1-28			1-28		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

