

Asking Price £435,000

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.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

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.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

Looking to sell your home?

Our dedicated team is here to make the process smooth, stress-free, and successful.

We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



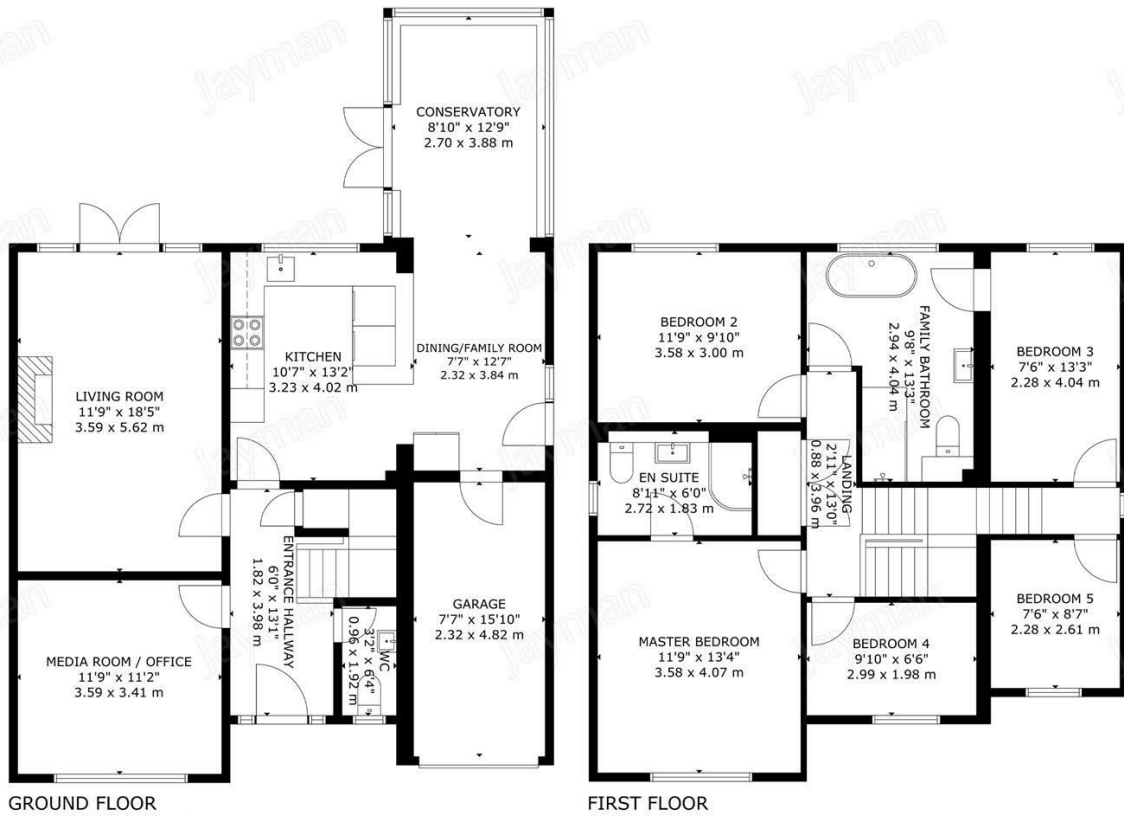
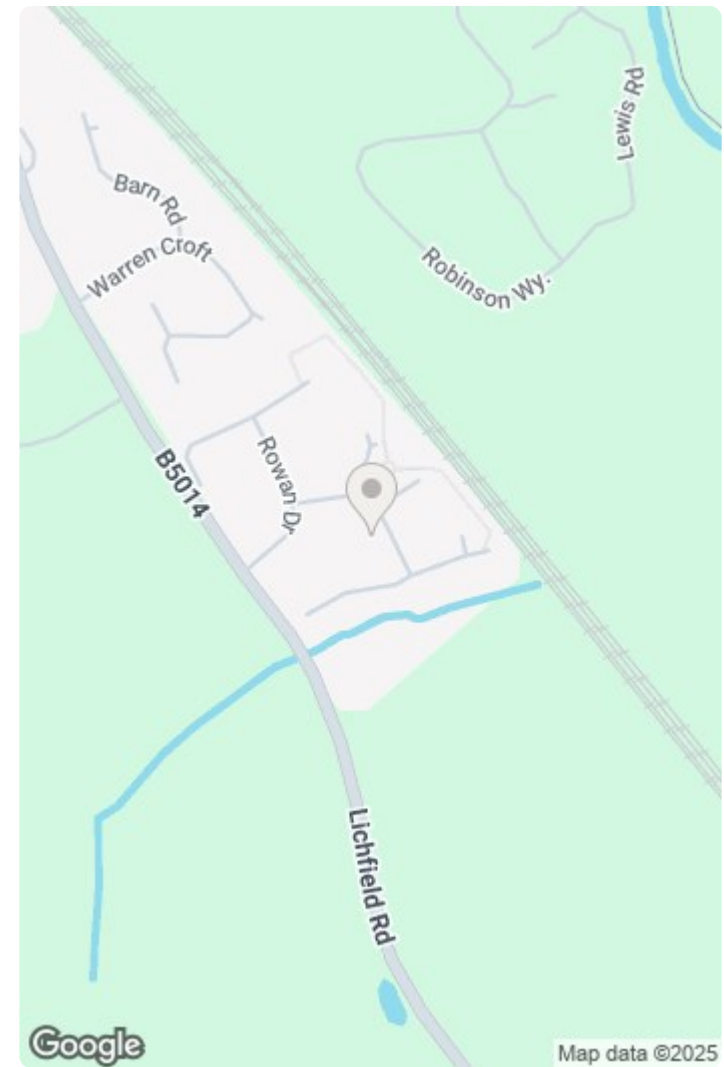
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Sales & Lettings

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.

