

Hill Top View

Handsacre, Rugeley, WS15 4DG



Open fields, delightful country views, south facing rear garden and masses of potential for upgrading and extending (STPP). What's not to like?

£245,000



John German 

Located on the edge of Handsacre village in an established cul-de-sac position that is immediately adjacent to farmland, this semi detached property has been in the ownership of the same family for many years and now offers new buyers an exciting opportunity to improve and personalise this house to their own taste and specification.

The main front approach to the house leads to a storm canopy cover and glazed entrance door allowing access to the entrance hall with stairs to first floor and access doors to the lounge and kitchen. The south facing lounge enjoys a pleasant garden outlook from the bay window and also has a traditional brick fireplace and gas coal fire. Also enjoying south facing garden views is the spacious separate dining room which has double doors leading to the garden and a further traditional fireplace and gas fire.

The kitchen is directly connected to the dining room and has a blue painted range of base and wall units, worktops and splashback tiling, windows to the front with garden and country views, inset acrylic sink unit and various appliance spaces. Leading off the kitchen is a side entrance/utility which has space for appliances and storage, and also houses the wall mounted gas central heating boiler. A white fitted WC leads off the utility room.

The first floor landing enjoys good natural light and provides access to the three bedrooms, bathroom and separate WC. Bedrooms one and two are both double sized rear facing rooms and bedroom three is a single type front facing room with a built in storage cupboard.

The fully tiled shower room has a walk in shower and a white and chrome pedestal wash hand basin. The separate WC is immediately adjacent.

Outside the property lies adjacent to fields and has attractive open views. The main areas of the garden are lawned for easy maintenance and there are hedged boundaries and established shrubs throughout. There are THREE lock up single garages at the rear of brick and sheeted asbestos roof construction.

Agents Notes:

-For guidance purposes, a structural survey is available for inspection at the Lichfield office which address various cracks in the walls of the house. Purchasers must, however, rely on their own surveys and investigations in this matter.

-The immediately adjoining property is a registered small residential home for adults with learning difficulties.

The three lock up garages at the rear of the property are held on a separate registered Title Deed to that of the house, a copy of which can be seen at the Lichfield Office with details of all covenants included.

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: Garages

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

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

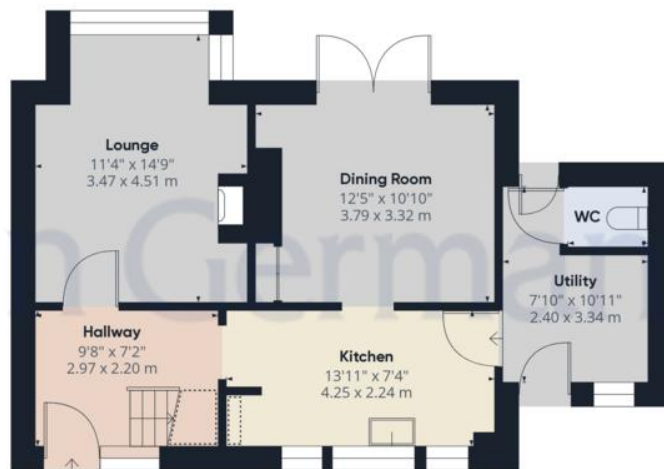
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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/08082024

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

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Approximate total area⁽¹⁾

968.21 ft²
89.95 m²

Reduced headroom

13.02 ft²
1.21 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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	63 D	
39-54	E		
21-38	F		
1-20	G		



John German
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL
 01543 419121
 lichfield@johngerman.co.uk

Agents' Notes

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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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