

# Fair View

Handsacre, Rugeley, WS15 4DJ



Offering superb potential is this traditional semi-detached family home situated in the popular village of Handsacre.

£210,000



John German

The popular village of Handascre offers a range of local amenities including shops and pubs, and is an excellent location for commuters, having two train stations in the nearby town of Rugeley, as well as a further two in the cathedral city of Lichfield, offering local and cross-country services. Road links include the A5, A38 and M6 toll road. For families, the catchment area is for Hayes Meadow Primary School, located only a short distance away, and for Secondary school it is The Hart School in the nearby town of Rugeley.

This traditional semi-detached family home has been in the same family's ownership for several years and offers fantastic potential for improvements, extensions and even development (subject to obtaining the relevant planning) with its generously sized plot.

Internally the property comprises front entrance door opening into the hallway with carpeted stairs rising to the first floor landing, window to the front aspect and a sliding door leading into the first of two versatile reception rooms.

The front room was previously used as a dining room with carpeted flooring, bay window to the front aspect and an archway leading into the spacious living room which has carpeted flooring, ceiling light point, glazed sliding doors opening out to the rear garden and an opening leading into the kitchen.

The kitchen is fitted with a range of wall and base units with tiled splashbacks and space for various kitchen appliances, window to the rear aspect, under stairs cupboard with WC and a door leading into the side entrance porch.

Upstairs there are three well-proportioned bedrooms, separate WC and a family shower room.

Outside to the front of the property is a large front and side garden with a variety of plants, trees and shrubs and access to the garage. To the rear is a generous garden with large garden outbuilding and a lawn with a variety of different plants, trees and shrubs.

**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:** Drive & garage

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

**Our Ref:** JGA/14082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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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