

# Harvey Road

Handsacre, Rugeley, WS15 4HA



An attractive end of terraced family home nestled within the ever-desirable village of Armitage & Handsacre.

£230,000



John German

This well presented three bedroom end-of-terraced family home is situated on Harvey Road within the ever popular village of Armitage & Handsacre. The area offers a variety of local amenities, including shops and pubs, and provides an ideal setting for commuters. The nearby town of Rugeley benefits from two train stations, with an additional two stations in the cathedral city of Lichfield, offering both local and cross-country rail services. Road links include the A5, A38 and M6 toll road. The school catchment area is for Hayes Meadow Primary School, located only a five-minute walk away, and for secondary school it is The Hart School in the nearby town of Rugeley.

The property comprises of UPVC entrance door opening into the welcoming hallway with laminate wooden style flooring, carpeted stairs rising to the first floor landing, and doors off into the living room and kitchen/diner.

To the front of the property is the spacious living room, having wooden style flooring, ceiling light point and a UPVC double glazed window to the front aspect. The heart of the home is the impressive open plan kitchen/diner, having a range of matching wall and base units with inset bowl sink and drainer with mono tap, integrated electric oven with four ring induction hob and concealed extractor hood, one and a half bowl sink unit with mixer tap, integrated dishwasher and fridge, tiled flooring, ceiling light points, plus a useful shelved store cupboard. There is a door to the utility, and a UPVC Double glazed window and French doors leading out to the rear garden. The useful utility room has space and plumbing for a washing machine, tiled flooring, ceiling light point, window to the rear aspect and door to side of property.

Upstairs, there are three well-proportioned bedrooms; two doubles and one single. The larger two double bedrooms both benefit from modern décor and fitted wardrobes. Bedroom three, is currently being used as a home office, but would create an ideal single bedroom or nursery. The family bathroom comprises of a P shaped bath with shower over, wash hand basin, low level WC, tiled walls and tiled flooring, ceiling light point, and two UPVC double glazed windows to the rear aspect.

To the front of the property is a gated block paved courtyard with permission for a dropped kerb installation approved until November 2028. To the rear of the home is an enclosed rear garden with block-paved patio seating area, lawned garden, greenhouse and garden shed.

**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:** On street

**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 A

**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/30102025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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