

Winchester Close

Handsacre, Rugeley, WS15 4TP



Two double bed roomed end townhouse with updated kitchen and bathroom, conservatory, off road parking for three cars. Located in this popular village with shops and amenities within a walking distance.

£215,000



John German 

A perfect home for first time buyers, upsizers and downsizers, located on this popular village development in a cul-de-sac and close to open green spaces and the well serviced village centre itself.

The property has gas central heating and uPVC double glazing and offers a front main entrance that leads into the reception hall which has stair leading to the first floor and a timber laminate floor.

The refitted kitchen leads off the hall and has a front aspect window and a range of white high gloss base, wall and drawer units, contrasting worktops, inset sink unit, splashback metro tiling, built in double oven, gas hob, extractor hood, dishwasher and appliance space for a fridge freezer and washing machine.

Also leading off the hall is the rear facing lounge which is of comfortable size and well appointed and includes a modern log burning stove and patio doors that lead into the uPVC double glazed conservatory.

The first floor landing gives access to the two double bedrooms and the bathroom.

Bedroom one overlooks the rear garden and has ample space for wardrobes, and bedroom two overlooks the front garden and has a built in store over the stair that houses the gas central heating boiler.

The refitted bathroom has been converted into a contemporary shower room and offers a white and chrome suite to include a walk-in double shower, wash hand basin/vanity unit, low level WC and partial tiling.

Outside, driveway parking for up to three cars.

Lawned fore garden and pathway to the front door.

Gated side entrance.

Privately enclosed rear garden with patio and seating areas at the top and bottom of the garden, together with a lawn and stocked borders.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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

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/21032025

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.

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
622.9 ft²
57.87 m²

Reduced headroom
9.6 ft²
0.89 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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