



Connells

Waters Edge
Handsacre Rugeley

Waters Edge Handsacre Rugeley WS15 4HP

for sale offers in the region of
£325,000



Property Description

Situated in the popular village of Handsacre, this townhouse offers picturesque countryside views. Homes on Waters Edge rarely become available, so make sure to be quick!

Offering plenty of living accommodation internally, briefly including an entrance hallway, dining room, guest cloakroom, spacious kitchen and utility room. To the first floor landing we can offer two bedrooms, lounge with countryside views to rear and a family bathroom. To the top floor, this home offers two great sized bedrooms with an en suite to the master bedroom. Externally, this home offers a peaceful and charming rear garden with canalside views.

The village of Armitage & Handsacre benefits from a range of local amenities such as shops and public houses whilst also benefiting from further facilities found within the nearby Cathedral City of Lichfield or Rugeley town centre. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network, train stations in both Lichfield and Rugeley provide local & cross country services, are both approximately just 4 miles away.

Entrance Hallway

Having a ceiling light point, radiator, stairs leading to the first floor, telephone point, laminate flooring, understairs storage cupboard and doors leading to:

Dining Room

12' 8" x 8' 4" (3.86m x 2.54m)

Offering a double glazed window to front, laminate flooring, radiator and a ceiling light point.

Open Plan Kitchen

11' 9" max x 14' 9" max (3.58m max x 4.50m max)

A fitted kitchen with a range of wall and base units with work surfaces over, one and a half bowl sink/drainers, tiling to splashback areas, electric oven, gas hobs with cooker hood over, plumbing for dishwasher, space for fridge freezer, radiator, central heating boiler, double glazed window to rear, patio doors to rear garden and opening up to:

Utility Room

Having base and wall units with work surfaces over, stainless steel sink/drainers, plumbing for washing machine.

Guest Cloakroom

Benefiting from a low level flush W/C, wand hand basin, extractor fan and radiator. Situated just off the Hallway.

First Floor Landing

With stairs from the Entrance hall, ceiling light point, access to storage cupboard, with doors leading to:

Lounge

14' 11" x 13' (4.55m x 3.96m)

With two double glazed windows to rear, laminate flooring, ceiling light point, radiator. gas featured fireplace & TV point.

Bedroom Three

11' 9" x 7' 9" (3.58m x 2.36m)

With a double glazed windows to front, ceiling light point, laminate flooring and radiator.

Bedroom Four/ Study

9' 6" x 7' (2.90m x 2.13m)

Having a double glazed windows to front, ceiling light point, laminate flooring and radiator.

Family Bathroom

A fully tiled modern suite, comprising of a bath with mixer taps with shower over, low level flush W/C. wand hand basin, extractor fan and a chrome heated towel rail.

Second Floor Landing

With stairs from the first floor landing, ceiling light point, loft access, access to airing cupboard, with doors leading to:

Bedroom One

12' 10" x 10' 6" (3.91m x 3.20m)

Having a double glazed window to front, built in wardrobes, radiator, laminate flooring, TV & telephone points and door leading to:

En Suite

Being partly tiled, low level WC, shower cubicle with shower above, wash hand basin, extractor fan, tiled flooring and a chrome heated towel rail.

Bedroom Two

12' 10" x 10' 6" (3.91m x 3.20m)

With double glazed window to rear with brilliant countryside views, built in wardrobes and a radiator.

Outside

Garage

A single garage, accessed via up and over doors. Adjacent dedicated parking space.

To The Front

A charming space to the front, offering a quiet, peaceful slated area which is idyllic for a seating area.

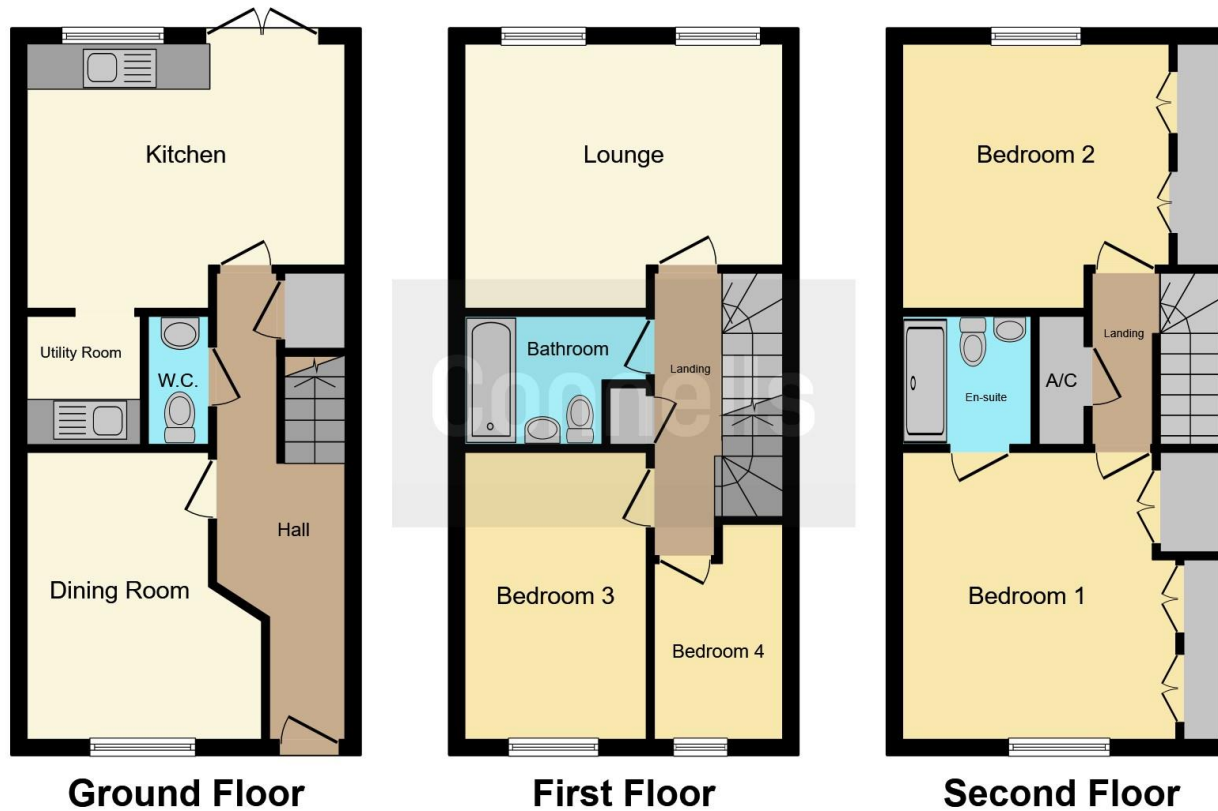
To The Rear

Offering stunning views from the rear garden of canal and countryside, enclosed by fence borders to the side. Mostly laid to patio with plenty of space for alfresco dining or entertaining.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD309324



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD309324 - 0005