

for sale

offers over **£325,000** Freehold



## Waters Edge Handsacre Rugeley WS15 4HP

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.



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# Property Details

## Entrance Hallway

Having cieling light point, radiator, stairs leading to the first floor, telephone point, laminate flooring, understairs storage cupboard and glass doors to the kitchen and dining room. House alarm panel.

## Dining Room 8' 4" x 12' 8" ( 2.54m x 3.86m )

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

## Modern Kitchen 11' 9" x 14' 9" ( 3.58m x 4.50m )

A new fitted kitchen with a range of wall and base units with work surfaces over, one and a half bowl sink/drainers and Quooker tap, tiling to splashback areas, fitted fridge freezer, fitted dishwasher, double oven incorporating microwave, induction hob with hood. Newly fitted down lights. With triple glazed patio doors leading to the garden with patio area and low maintenance flower border

## Utility Area

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

## Ground Floor Wc

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

## First Floor Landing

### Lounge 13' 1" x 14' 11" ( 3.99m x 4.55m )

Incredibly pleasant canal side views through the brand new triple glazed windows. Laminate flooring. Tv point.

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

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

### Bedroom/ Study 7' 1" x 9' 6" ( 2.16m x 2.90m )

Having a triple 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

### Master Bedroom 10' 6" x 12' 10" ( 3.20m x 3.91m )

Having a triple glazed window to front with brilliant countryside views, built in wardrobes and a 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 12' 10" x 10' 6" ( 3.91m x 3.20m )

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

## Garage

Parking comprises a single garage with up and over entrance door, light and power points and an adjacent blocked paved parking space.

## To The Front

The front of the house is accessed by a secluded pedestrian pathway leading to a decorative area laid with plum slate chips suitable for a seating area and patio plants.

## To The Rear

offering stunning views from the rear garden of canal and countryside. The rear garden consists of a paved area and flower border with fence borders to the side and wrought iron railings and gate leading to a private pathway along the canal edge and on to the parking area. An external tap has been fitted.







To view this property please contact Connells on

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11 & 13 Bore Street  
LICHFIELD WS13 6LZ

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: LFD311169 - 0004

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