



Connells

Chestnut Close
Handsacre Rugeley

Chestnut Close Handsacre Rugeley WS15 4TH

for sale
£430,000



Property Description

Connells Lichfield are pleased to offer For Sale this spacious **FOUR BEDROOM** detached family home situated in a popular location on the outskirts of Lichfield. Having four good sized bedrooms, master bedroom with en-suite, family bathroom, two reception rooms, modern kitchen, utility, guest wc/wet room, attractive gardens and ample off road parking.

The current owners have recently renovated the kitchen to provide a fantastic and wonderfully open space, incorporating the dining room to form a lovely open plan family area. The property is positioned in a great location being close to open countryside while being just a short drive to local shops and pubs and having a great transport link system.

Entrance Hall

Having composite entrance door to front, double glazed window to front, radiator, laminate flooring, stairs off to first floor accommodation and doors leading off to:

Guest W/C

Having low level WC, wash hand basin, walk in shower area, part wall tiling, radiator, ceiling spot lighting and double glazed window to front aspect.

Dining Room

12' 1" MAX x 11' 6" (3.68m MAX x 3.51m)

Having double glazed bay window to front aspect, radiator and ceiling light point.

Open Plan Kitchen/Lounge

21' 5" x 16' 6" (6.53m x 5.03m)

Having a range of fitted wall and base units with preparation work surface over, incorporating an inset sink and drainer with mixer tap over, integrated electric induction hob and electric oven with extractor over, space for dishwasher, space for fridge freezer, inset ceiling spot lighting, door into the utility. Being fully renovated an opened up to create a pleasant family space with feature island and french patio doors to rear garden.

Utility

13' 1" x 7' 6" (3.99m x 2.29m)

Having base and wall units with work surface over, incorporating an inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, space for additional fridge, wall mounted Worcester Bosch central heating boiler, door to part garage only used as storage, double glazed window to rear aspect and double glazed door to rear garden..

First Floor Landing

Bedroom One

12' 8" x 11' 7" (3.86m x 3.53m)

Having fitted wardrobes, window to the front aspect, radiator and ceiling light.

Master En Suite Shower

Having the floor and part wall tiled, part paneled walls, low level wc, vanity wash hand basin, double walk in mixer shower cubicle, ceiling spot lighting, extractor fan, towel radiator and double glazed window to the side aspect.

Bedroom Two

11' 6" MAX x 9' 8" (3.51m MAX x 2.95m)

Having double glazed window to the rear aspect, fitted wardrobe, radiator and ceiling light.

Bwedroom Three

9' 6" x 6' 5" (2.90m x 1.96m)

Double glazed window to rear aspect, radiator, ceiling light.

Bedroom Four

9' 6" x 6' 6" (2.90m x 1.98m)

Having window to the rear aspect, radiator and ceiling light.

Family Bathroom

Having floor and walls fully tiled, paneled bath with shower over, pedestal wash hand, low level wc, ceiling spot lighting, radiator, double glazed window to side aspect.

Front Garden And Driveway

Lovely paved front drive providing ample parking, lawn and side access to rear garden.

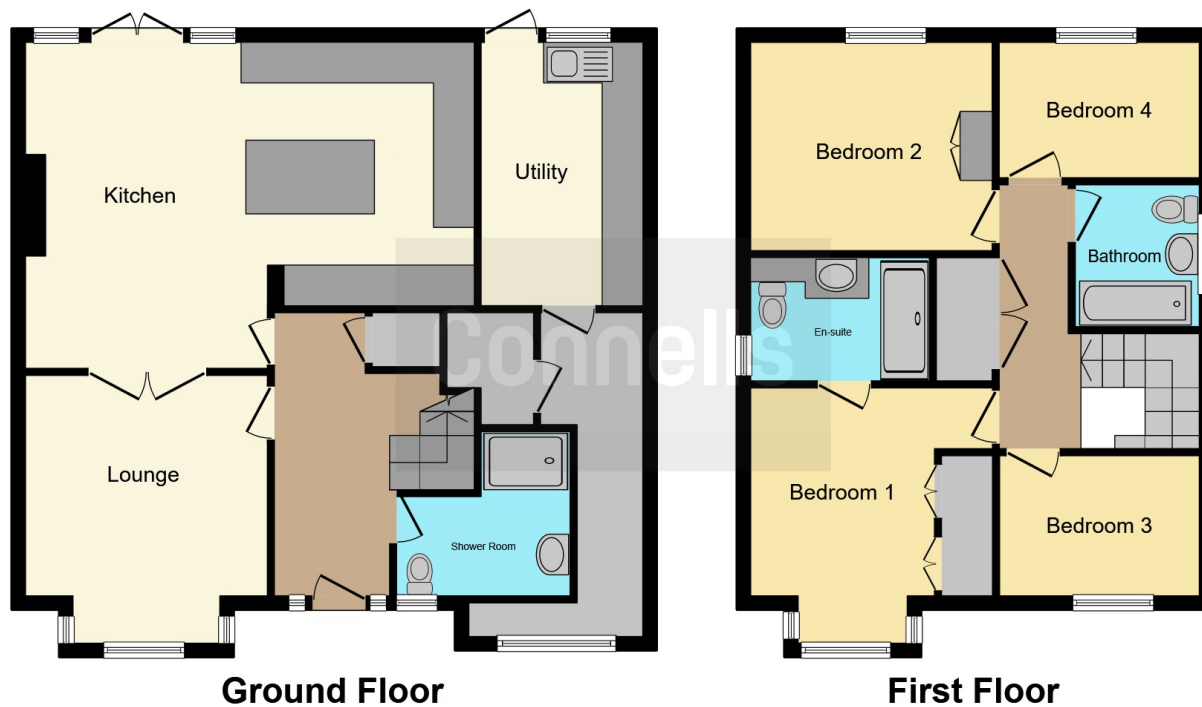
Enclosed Rear Garden

Paved patio area, lawn, garden shed, summer house, water tap, trees and shrubs









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311688



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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.

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