



Old Church Hall Hall Road,
Handsacre WS15 4DD

Downes & Daughters
ESTATE AGENCY

Old Church Hall Hall Road, Handsacre WS15 4DD Offers over £390,000

Located in the historic heart of the charming village of Handsacre, this unique detached home offers a delightful blend of character and charm with some more contemporary twists more suited to modern day living. Originally converted from the old church hall in 2008, the property boasts an individual charm and enviable position. As you enter, you are greeted by a character-filled vestibule entrance that leads into a spacious hallway, complete with ample storage. The attractive living room features an inviting inglenook fireplace and a log burner, perfect for cosy evenings. The first floor is particularly impressive, showcasing stunning vaulted ceilings that enhance the sense of space and light. Here, you will find an elegant landing, three well-proportioned bedrooms and two bathrooms, providing comfort and convenience for family living. The heart of the home is undoubtedly the impressive double aspect kitchen diner and family space, which offers a wonderful area for entertaining and family gatherings. This space seamlessly connects to the low maintenance rear courtyard garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. The private driveway is also a welcome addition providing parking for a number of vehicles.

This property is not just a home; it is a lifestyle choice, offering a unique living experience in a sought-after location. With its blend of historical charm and modern amenities, this house is a rare find and is sure to appeal to those seeking a distinctive residence in a vibrant community.

GROUND FLOOR

Character Vestibule Entrance • Hallway With Boiler Cupboard • Large Walk In Store Room • Guest Cloakroom With Understairs Storage Cupboard • Attractive Double Aspect Living Room With Inglenook Exposed Brick Fireplace With Log Burner • Impressive Double Aspect Kitchen Diner & Family Space With Access To The Rear Garden

FIRST FLOOR

Elegant Gallery Landing • Principal Bedroom With Built In Wardrobe • En Suite Shower Room • Bedroom Two • Bedroom Three • Luxury Family Bathroom With Free Standing Bath & Separate Shower

OUTSIDE

Private Driveway Parking For A Number Of Vehicles • Gated Side Access • Low Maintenance Walled Courtyard Rear Garden With Storage Shed

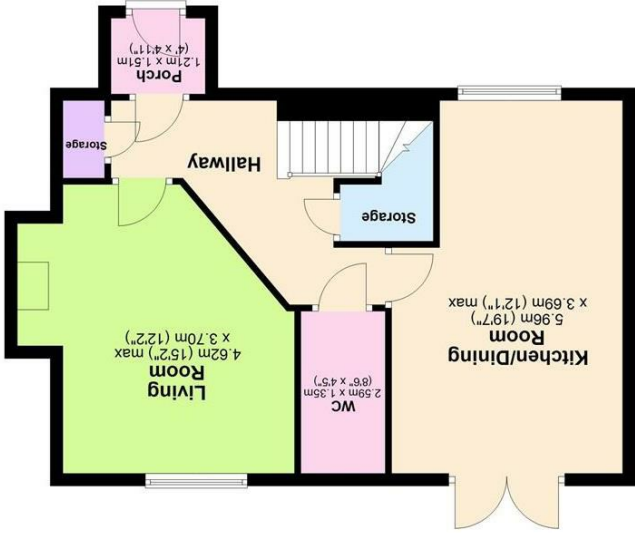
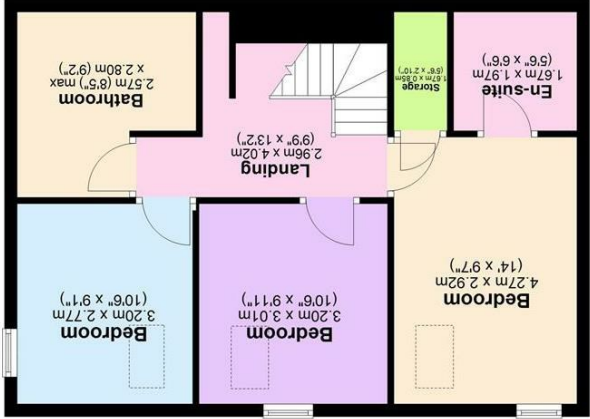
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating C • Upvc Double Glazing • All Mains Services





Environmental Impact (CO ₂) Rating				
Current	Minimum	Maximum		
Energy Efficiency Rating				
England & Wales				
EU Directive 2002/91/EC				
Not environmentally friendly - higher CO ₂ emissions				
Very energy efficient - lower running costs				
Current	74	79		
Minimum				
Energy Efficiency Rating				
England & Wales				
EU Directive 2002/91/EC				
Not environmentally friendly - higher CO ₂ emissions				
Very energy efficient - lower running costs				



Total area: approx. 112.7 sq. metres (1212.8 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Not All Agents Are Equal...