

HUNTERS[®]

HERE TO GET *you* THERE



Millcroft Way

Handsacre, Rugeley, WS15 4TE

£330,000



Council Tax: C



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Entrance Hallway

accessed via the front entrance door and having a useful under stairs storage cupboard. Ceiling light point, decorative dado rail, radiator, stairs to the first floor accommodation, vinyl flooring and a UPVC double-glazed window to the front aspect

Guest Cloakroom

having a vanity hand wash basin and a close-coupled WC. Ceiling light point, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

Kitchen

having a range of base and wall units with under-cupboard lighting, roll top work surfaces and a sink with drainer. Integrated appliances include a double electric oven, induction hob, extractor hood, microwave, dishwasher and a washing machine. Ceiling light point, wall hung central heating boiler, part tiling to walls, towel radiator, tiled floor, UPVC double-glazed window to the side aspect and a UPVC double-glazed door leading into the rear garden

Lounge/Diner

a generous 'L' shaped room providing living and dining areas.

having a gas log burning effect fire on a granite hearth with granite splash back and an oak beam mantle. Two ceiling light points, two radiators, wood effect laminate flooring, dual aspect UPVC double-glazed windows to the front and rear and UPVC double-glazed patio doors leading into the

Conservatory

having a brick base and UPVC double-glazed units with French doors leading into the rear garden

First Floor Landing

having an airing cupboard providing useful storage space. Two ceiling light points, decorative dado rail and a UPVC double-glazed window to the front aspect

Bedroom One

with a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the side aspect

Bedroom Four

currently used as a dressing room and having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a panelled bath with a mains powered rainfall shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road in a cul-de-sac position and has a lawn, gravelled driveway and pathway leading to the canopied front entrance door and pathway to side of the property

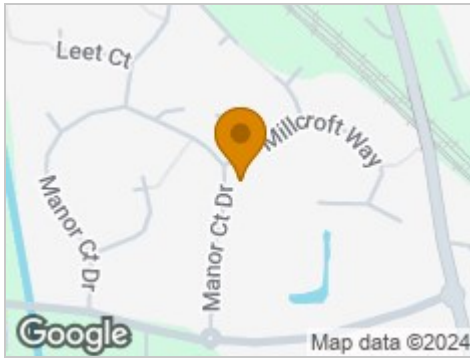
Tel: 01543 419000

giving pedestrian access to the rear. There is also a further tarmacadam driveway which leads to the DETACHED GARAGE

the rear garden has a lawn and paved patio seating area. Screen fencing, useful outside water tap and the pedestrian gate leading to the side of the property which has a bin storage area and access to the front



Road Map



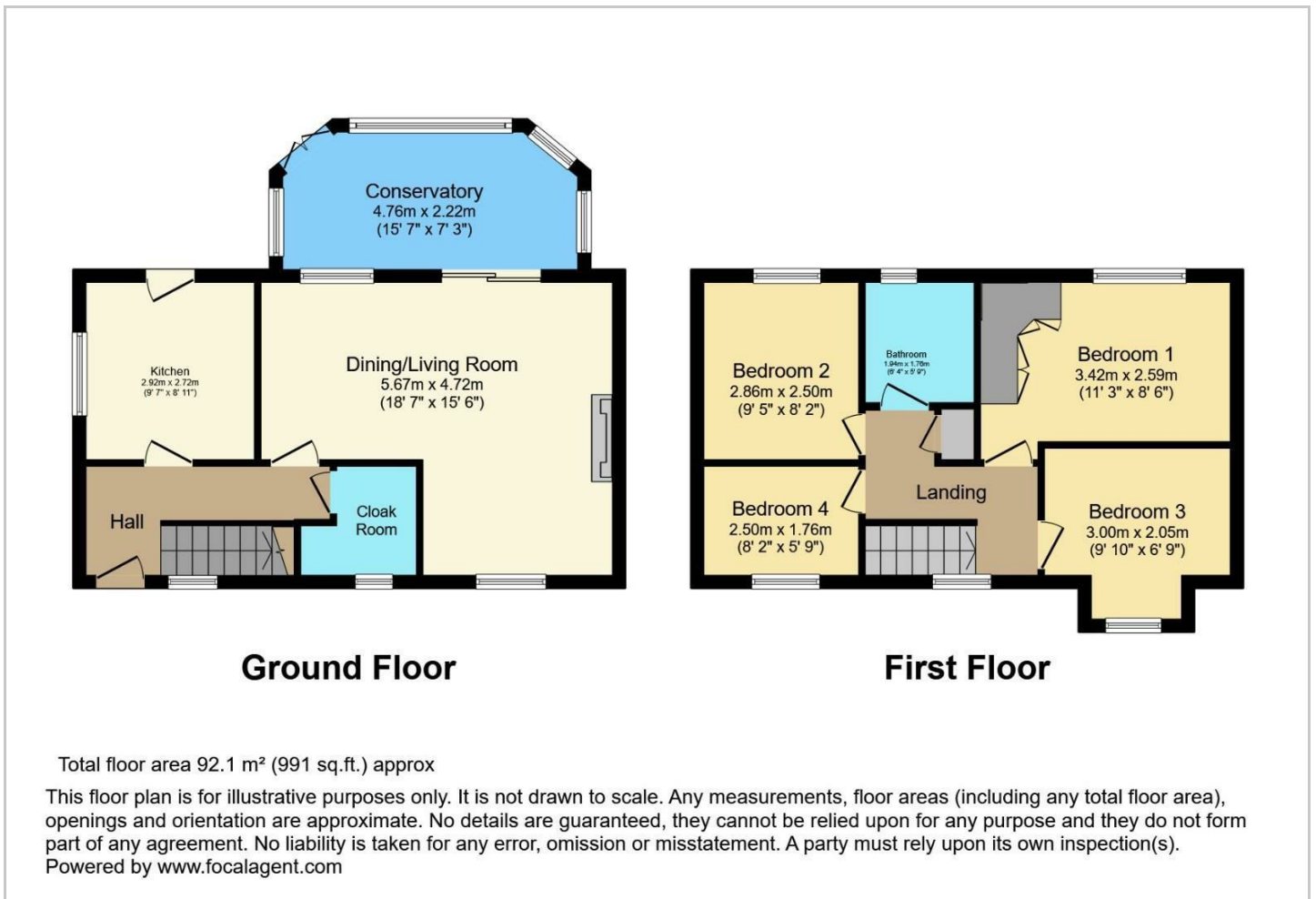
Hybrid Map



Terrain Map



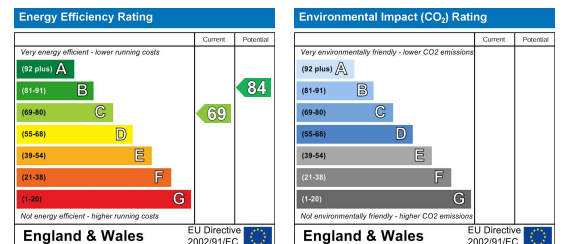
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.