



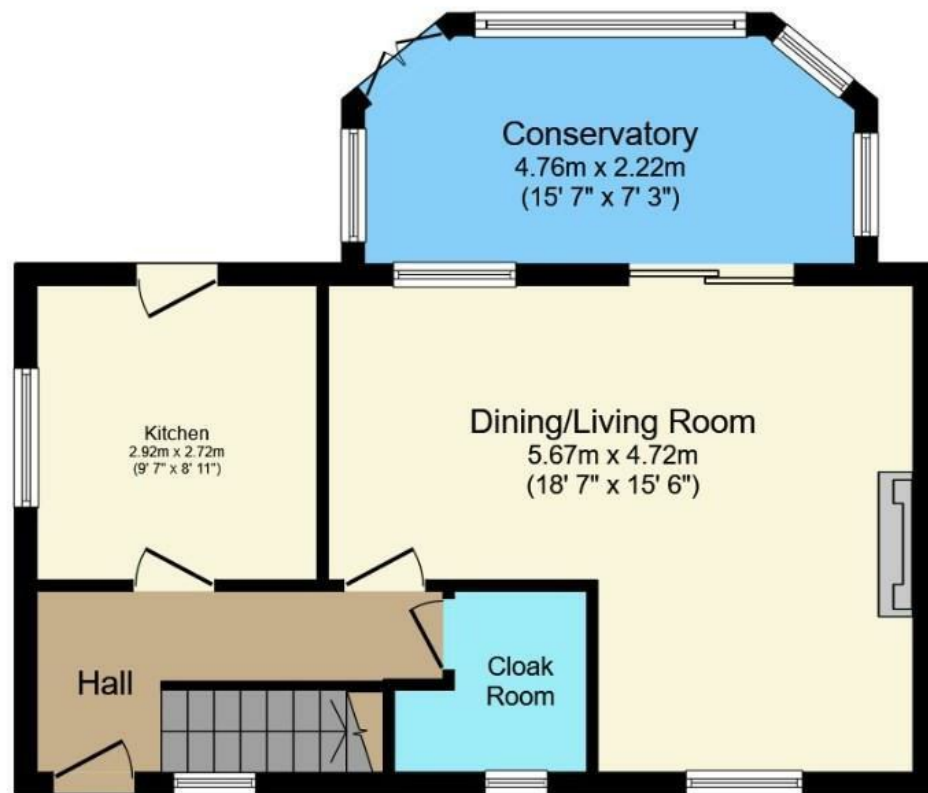
24 Millcroft Way, Handsacre, Rugeley, WS15 4TE

£330,000

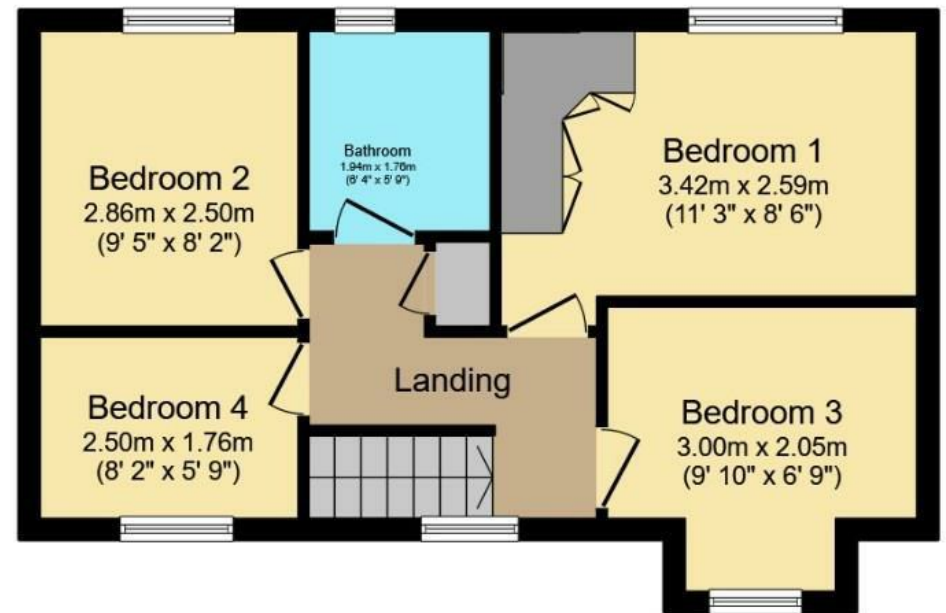
this well presented family home is located in the popular village of Armitage, conveniently located for transport links to Burton, Stafford and Lichfield via car or bus route and close to local amenities such as the village butcher, pharmacy, doctors surgery and post office. Benefitting from Gas Central Heating and UPVC double-glazing. The accommodation in brief comprises of; Entrance Hallway, Guest Cloakroom, Kitchen, Lounge/Diner and Conservatory. First Floor Landing, Four Bedrooms and a Family Bathroom. Garden to rear. Garden, Parking and DETACHED GARAGE to the front. EPC rating - C

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**Ground Floor**



**First Floor**

Total floor area 92.1 m<sup>2</sup> (991 sq.ft.) approx

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).  
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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**

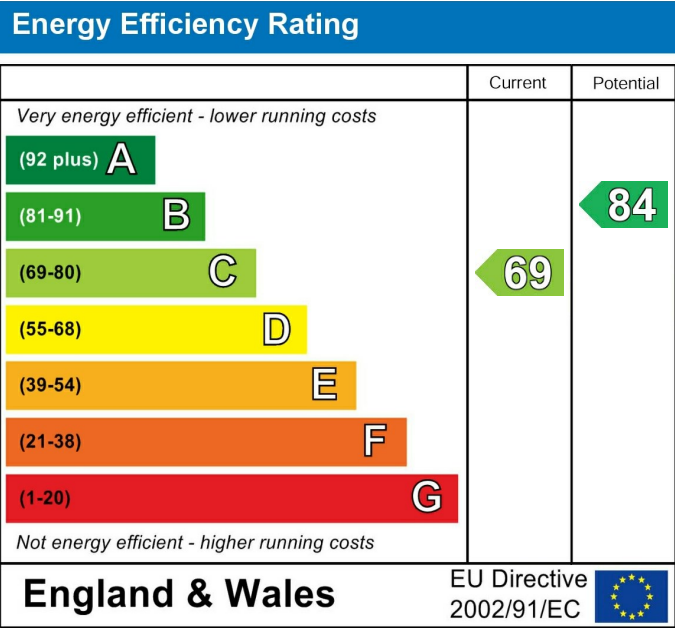
the front of the property is set back from the road in a cul-de-sac position and has a lawn, gravelled driveway and pathway leading to the canopied front entrance door and pathway to side of the property giving pedestrian access to the rear. There is also a further tarmacadam driveway which leads to 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

**AGENTS NOTE**

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money

Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



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. 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.











