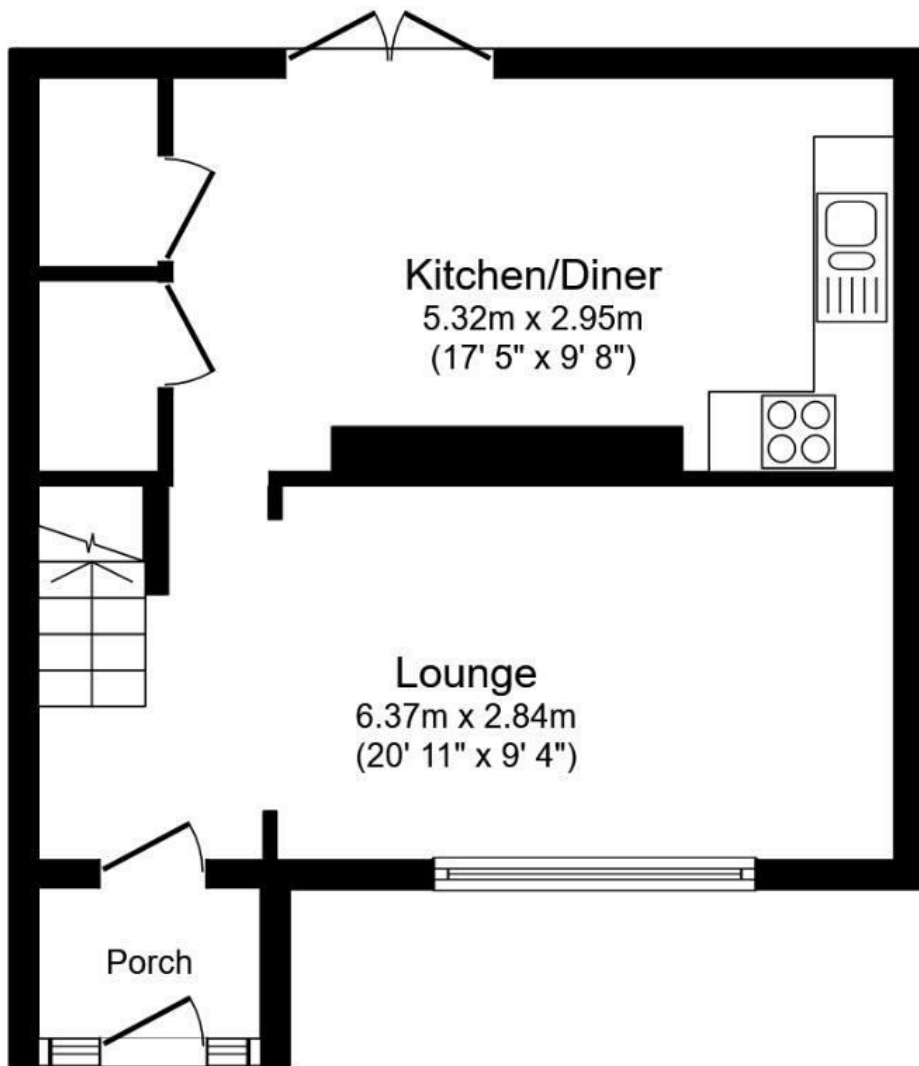




20 Hill Top View, Rugeley, WS15 4DG

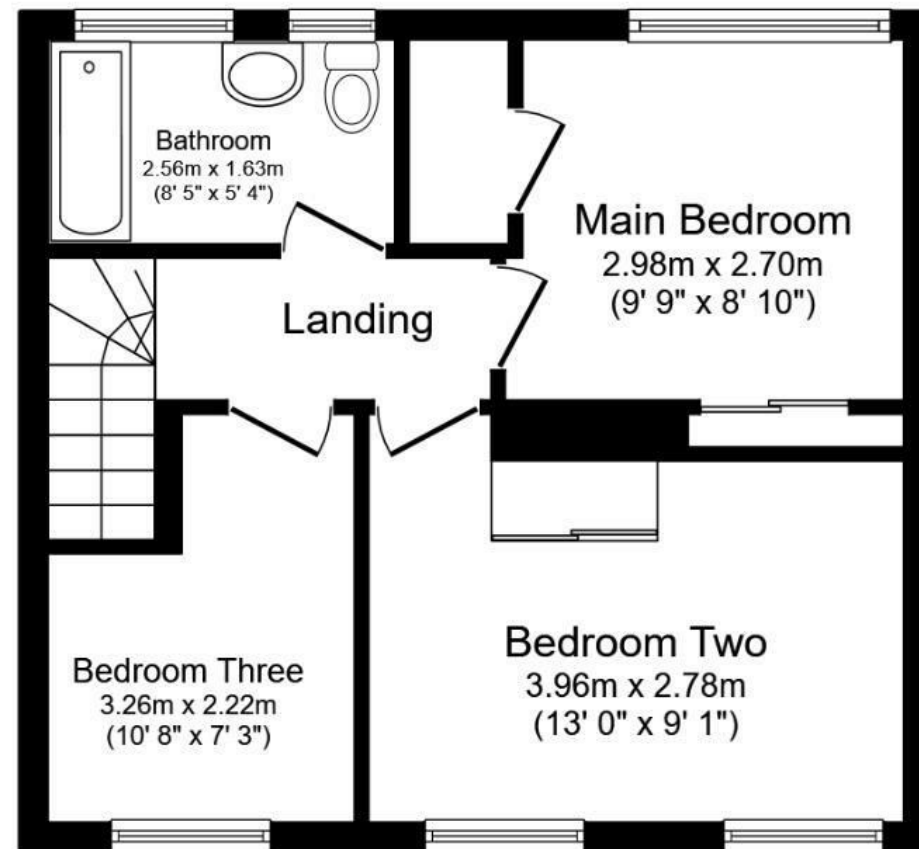
£260,000

this beautifully presented family home is located in the popular village of Handsacre and is within easy reach of Lichfield, Rugeley and the A38 as well as local bus routes. There are plenty of amenities close by including a doctors surgery, pharmacy, post office, village store and butchers. The property benefits from gas central heating and UPVC double-glazing. Occupying a good-sized plot, the accommodation comprises of; Entrance Porch, Living Room and a Family Dining Kitchen. First Floor Landing, Three Bedrooms and a refitted Family Bathroom. Garden to the rear and a generous frontage providing off road parking for several vehicles. EPC rating - D



Ground Floor

Floor area 39.6 sq.m. (427 sq.ft.)



First Floor

Floor area 37.4 sq.m. (403 sq.ft.)

Total floor area: 77.1 sq.m. (830 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Entrance Porch

accessed via a composite front door and having an inset ceiling spotlight, vertical radiator, wood effect laminate flooring and a wood door into the

Living Room

having inset ceiling spotlights, radiator, stairs to the first floor, vertical radiator, wood effect laminate flooring and a UPVC double-glazed window to the front aspect. Door into the

Dining Kitchen

having base units with roll top wood effect work surfaces and a stainless steel sink with drainer. Electric oven, gas hob with extractor hood and appliance space for a fridge-freezer, washing machine and tumble drier. Inset ceiling spotlights, part tiling to walls, vertical radiator, two pantry storage cupboards, wood effect laminate flooring and UPVC double-glazed French doors leading out into the rear garden

First Floor Landing

accessed via a return flight oak staircase and having an inset ceiling spotlight and access into the loft space

Bedroom One

benefitting from a double fitted wardrobe providing hanging and storage space as well as a fitted storage cupboard. Ceiling light point, radiator, wood effect laminate flooring and a UPVC double-glazed window to the rear aspect

Bedroom Two

benefitting from a range of fitted storage furniture. Ceiling light point, radiator, wood effect laminate flooring and two UPVC double-glazed windows overlooking the front aspect

Bedroom Three

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

Family Bathroom

having a panelled bath with an overhead mains powered shower fitment, vanity unit with storage housing the hand wash basin and the close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, tiled floor and two UPVC double-glazed windows to the rear aspect

Outside


the property is set back from the road behind a generous frontage having a block paved driveway providing parking for several vehicles, a lawn with a pebbled border infill and a fenced boundary. There is a timber pedestrian gate giving access to the rear garden

the rear garden has a paved patio seating area and a lawn with raised timber beds, screen fencing and a useful outside water tap. There is also a brick built coal shed providing storage and benefitting from light and power

AGENTS NOTE

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



