

Winchester Close

Handsacre, Rugeley, WS15 4TP





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£300,000

An extended detached family home nestled within a popular residential area offered to the market with no onward chain.

This extended three-bedroom detached family home has been superbly cared for and modernised to create a wonderful modern family home, located on the popular Shropshire Brook estate within the popular village of Armitage with Handsacre. The village offers a range of local amenities including shops and village pubs and is ideally situated for commuters having two train stations and nearby road links include the A51, A38, A5 and M6 toll road. The property falls into the catchment area for Hayes Meadow Primary School located within the village and The Hart School in nearby Rugeley. The nearby cathedral city of Lichfield offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant.

The composite entrance door opens into the hallway where doors leads into the living room and the converted garage which is a superb versatile space currently used as a hobby room but could be utilised as a lovely family room, play room or snug.

The spacious living room has a feature gas fireplace, carpeted flooring, stairs rising to the first floor landing and a uPVC double glazed window to the front aspect. Double doors open into the extended rear facing dining room which has uPVC double glazed French doors opening out to the rear garden, wooden style flooring, three ceiling light points and a door leading into the kitchen.

The kitchen is fitted with a range of wall and base units with laminate worksurfaces over, tiled splashbacks, inset sink with drainer and mixer tap over, space for various freestanding kitchen appliances, spotlights to the ceiling and a door leading into the separate utility area, which has a door out to the side of the property and a door to the downstairs WC.

On the first floor there are three double bedrooms, the master bedroom benefits from a modern re-fitted ensuite shower room. The two further bedrooms share the tiled family bathroom.

Outside, to the front of the property is a resin driveway providing off-road parking for two to three vehicles and a secure side gate leads to the enclosed rear garden with resin seating area, decorative stoned area and a garden shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11062026

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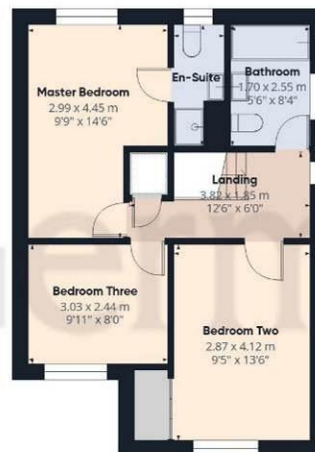






Ground Floor

Approximate total area⁽¹⁾
101.2 m²
1090 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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