



Connells

Manor Court Drive
Handsacre RUGELEY



Property Description

Connells Estate Agents are pleased to offer for sale this deceptively spacious four-bedroom detached family home occupying a good-sized plot.

The property features: driveway with parking for several vehicles plus a garage, private rear garden, entrance hallway, breakfast kitchen, utility space, snug/office, lounge with access to the rear garden, guest WC, landing, four bedrooms, with master having en suite, and a family bathroom. The property benefits from UPVC double glazing and central heating throughout.

****EV CHARGER POINT TO FORE****

It is situated in the popular village of Armitage with Handsacre and enjoys a range of local village amenities whilst also benefiting from further facilities found within the nearby Cathedral City of Lichfield or Rugeley town centre. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield City.

Entrance Hall

Guest W/C

Lounge

15' x 10' 10" (4.57m x 3.30m)

Breakfast Kitchen

14' 11" x 9' 6" (4.55m x 2.90m)

Utility Area

11' 6" MAX x 7' 6" MAX (3.51m MAX x 2.29m MAX)

Snug/Study

8' 3" x 7' (2.51m x 2.13m)

First Floor Landing

Lounge

14' 11" x 10' 10" (4.55m x 3.30m)

Breakfast Kitchen

14' 11" x 9' 5" (4.55m x 2.87m)

Snug/Study

8' 4" x 11' 6" (2.54m x 3.51m)

Bedroom One

13' x 11' 5" (3.96m x 3.48m)

En Suite Shower Room

Bedroom Two

12' 6" x 10' 1" (3.81m x 3.07m)

Bedroom Three

11' 1" x 8' 3" (3.38m x 2.51m)

Bedroom Four

7' 10" x 6' 5" (2.39m x 1.96m)

Family Bathroom

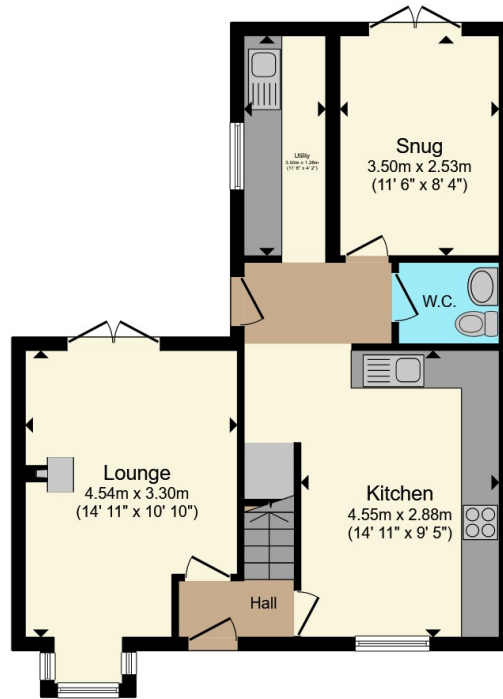
Wrap Around Rear Garden

Parking To The Fore And Garage

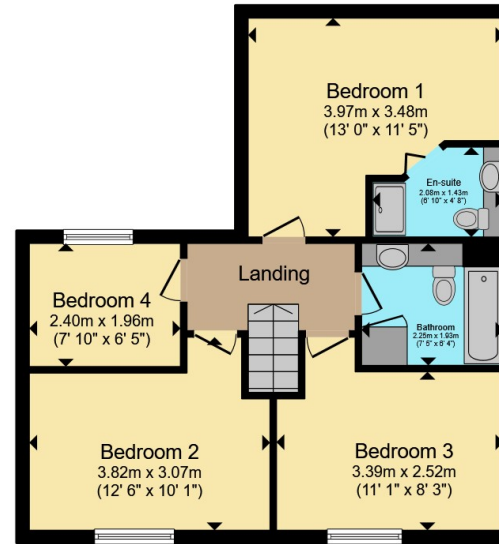








Ground Floor



First Floor

Total floor area 104.1 m² (1,121 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). Powered by www.propertybox.io



To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312058



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD312058 - 0005