



**Connells**

Millcroft Way  
Handsacre Rugeley

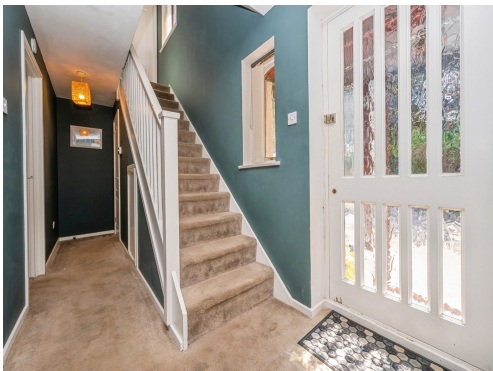


### Property Description

A substantial detached family home offering generous and versatile living accommodation. The property briefly comprises an entrance porch and welcoming hallway with guest W/C, spacious living room, separate dining room, conservatory and modern fitted kitchen to the ground floor.

To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a detached garage, ample off-road parking to the front and a pleasant rear garden. Situated in a private and secluded position along the road, this is an ideal family home offering excellent space both inside and out.



## Living Room

18' 3" x 15' 1" ( 5.56m x 4.60m )

## Dining Room

9' 2" x 8' 7" ( 2.79m x 2.62m )

## Kitchen

13' 1" x 9' 11" ( 3.99m x 3.02m )

## Conservatory

8' 10" x 8' 10" ( 2.69m x 2.69m )

## Bedroom One

13' 1" x 9' 6" ( 3.99m x 2.90m )

## Bedroom Two

9' 6" x 8' 2" ( 2.90m x 2.49m )

## Bedroom Three

9' 2" x 7' 10" ( 2.79m x 2.39m )

## Bedroom Four

8' 2" x 5' 11" ( 2.49m x 1.80m )

## Bathroom

6' 7" x 5' 11" ( 2.01m x 1.80m )

## Detached Garage

## Private Rear Garden

## Location

Millcroft Way in Handsacre, just outside Rugeley in Staffordshire. It's a largely residential, family-oriented area with a village feel, while still being within easy reach of Rugeley and larger towns such as Lichfield and Cannock.

## What the area offers

"Good local amenities: Handsacre Local is around 0.1 mile away, with other convenience shops and the post office nearby.

"Schools: Hayes Meadow Primary School is approximately 0.2 miles away and is currently rated Good.

"Transport: Rugeley Town railway station is around 3 miles away, while local bus stops are available within the immediate area.

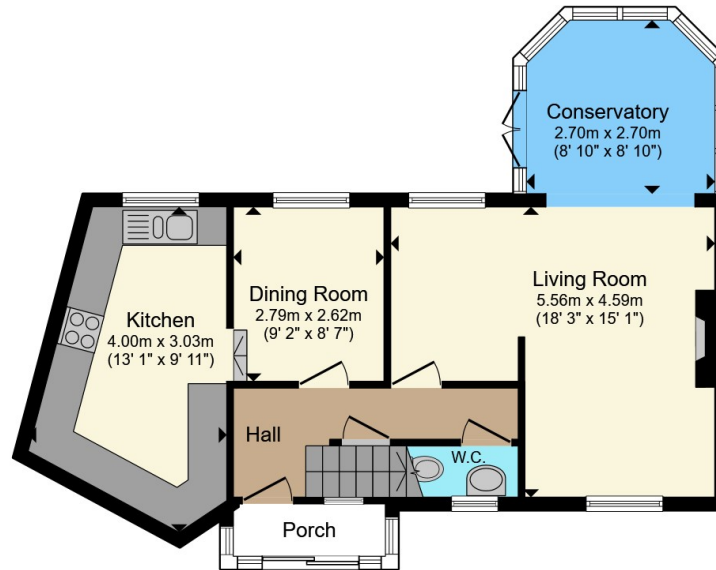
"Outdoor setting: The wider area benefits from countryside and waterways, including the River Trent and Trent & Mersey Canal.

"Residential feel: Millcroft Way is predominantly made up of houses, with detached properties particularly common, making it a popular type of setting for families.

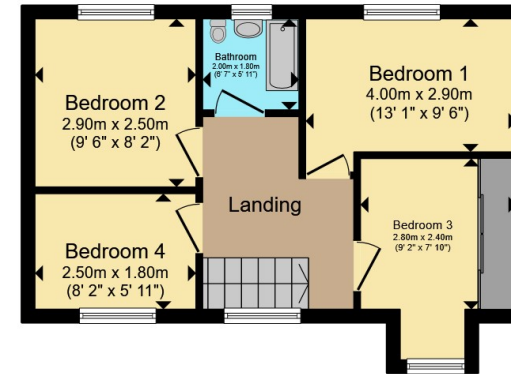








**Ground Floor**



**First Floor**

Total floor area 88.8 m<sup>2</sup> (955 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11-13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD312435](http://connells.co.uk/Property/LFD312435)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LFD312435 - 0002