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3 Morecroft Way, Handsacre, Rugeley, WS15 4FL

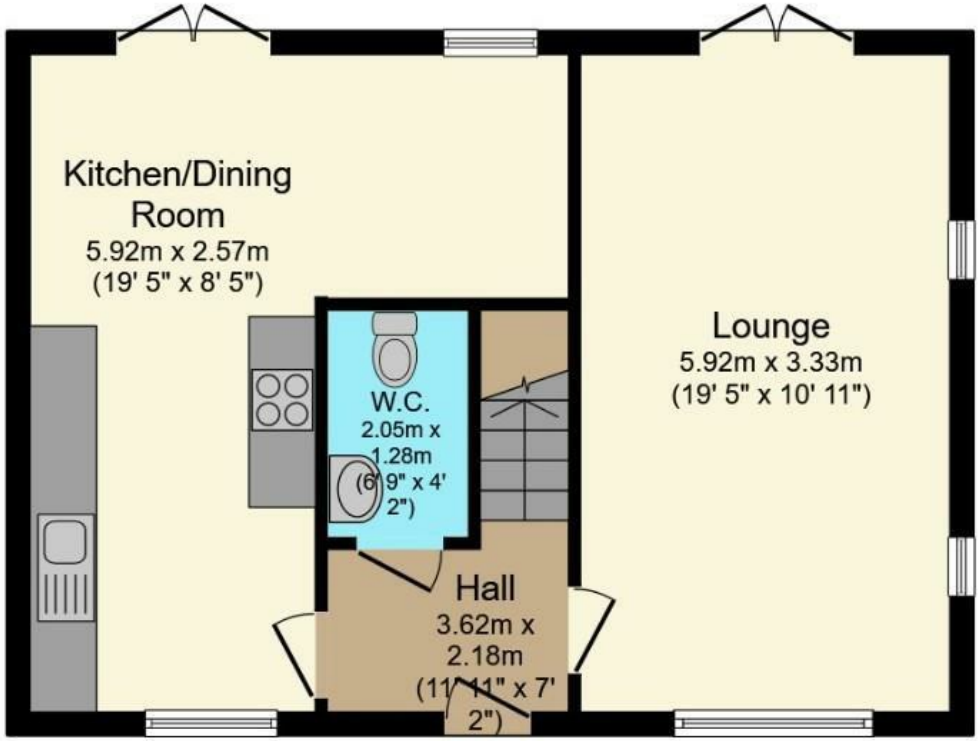
Guide Price £365,000

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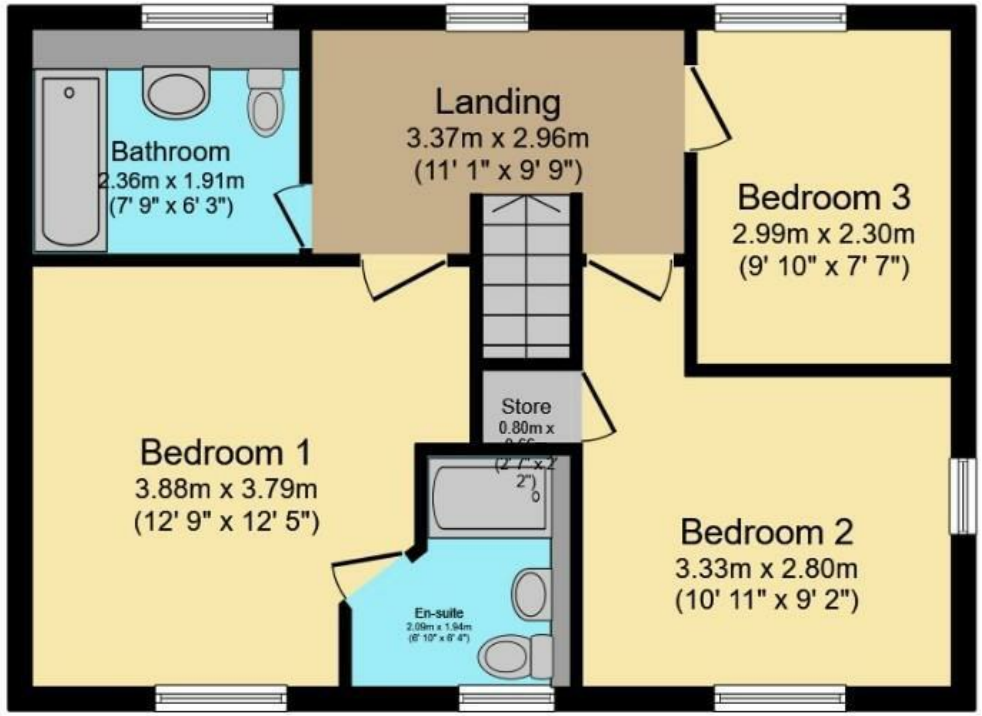
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Hunters is pleased to introduce this well-presented three-bedroom detached family home. Situated within the highly regarded Acresford Park development in Handsacre, this attractive Appledore-style detached home offers well-proportioned accommodation, contemporary living and excellent appeal for first-time buyers and families. A modern residential development by Walton Homes in Handsacre, offering the appeal of a newer-build community while remaining conveniently placed for local amenities, schools, transport links and the wider Rugeley area. Offered for sale with NO UPWARD CHAIN. Benefitting from Gas Central Heating and UPVC double-glazing. In brief, the property comprises of; Entrance Hallway, Guest WC, Kitchen, Open plan dining room, Lounge. First Floor Landing, Master Bedroom with Ensuite, Bedroom Two, Family Bathroom and Bedroom Three. Garden to the front & rear and Driveway Parking to the side. EPC RATING - B

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Ground Floor



First Floor

Total floor area 98.0 sq.m. (1,055 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 propertybox.io

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Entrance Hallway
Accessed via a composite front door, having a ceiling light point, a radiator and vinyl flooring.

WC
Having a ceiling light point, an extractor fan, a close coupled WC, a radiator, a pedestal sink with tiled splashback and vinyl flooring.

Lounge
Having a ceiling light point, a UPVC double glazed window to the front aspect, x 2 radiators, UPVC double glazed French doors providing access into the rear garden and carpeted flooring.

Kitchen
having a range of wall and base units with rolltop surfaces, stainless steel sink and drainer, gas hobs, electric oven, extractor hood, integrated fridge-freezer, washing machine and microwave, a UPVC double glazed window to the front aspect, a radiator, x 6 ceiling spotlights, vinyl flooring and an overhead cupboard housing the combi boiler.

Open Plan Dining Room
Having a ceiling light point, a UPVC double glazed window to the rear aspect, a radiator, space for a dining table, UPVC double glazed French doors providing access into the rear garden and vinyl flooring.

Landing
Having a ceiling point, access to the loft, a UPVC double-glazed window to the rear aspect, a radiator and carpeted flooring.

Family Bathroom
Having a ceiling light point, an extractor fan, a UPVC double-glazed window to the rear aspect, a towel radiator, a close coupled WC, a pedestal sink, a panelled bath with overhead mains shower fitment, part tiled walls and vinyl flooring.

Master Bedroom
Having a ceiling point, a UPVC double-glazed window to the front aspect, a radiator and carpeted flooring.

Ensuite
Having a ceiling light point, an extractor fan, a UPVC double-glazed window to the front aspect, a towel radiator, a close coupled WC, a pedestal sink, part tiled to walls, enclosed shower cubicle with an overhead main shower fitment and vinyl flooring.

Bedroom Two
Having a ceiling point, a UPVC double-glazed window to the front aspect, built in storage cupboard, a radiator and carpeted flooring.

Bedroom Three
Having a ceiling point, a UPVC double-glazed window to the rear aspect, a radiator and carpeted flooring.

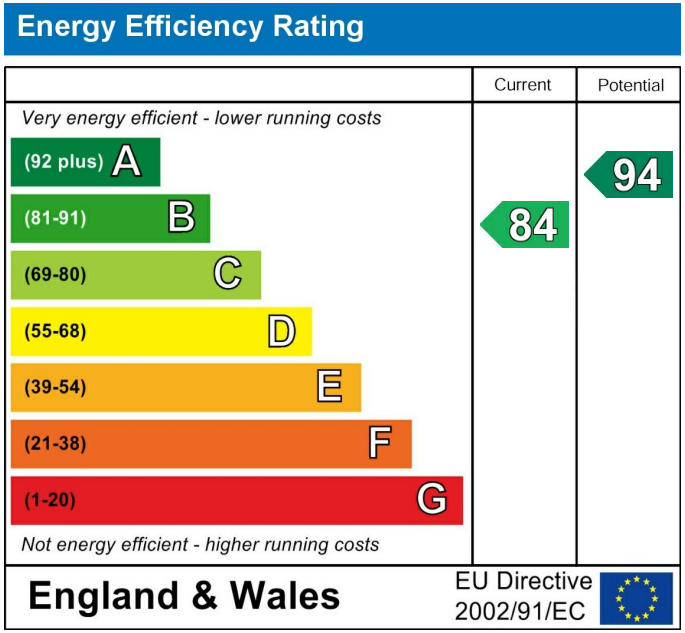
Outside
the front of the property is set back from the road having a paved driveway to the side providing off-road parking, a front lawn space and a slabbed pathway leading to the front door.

There is a useful outside water tap to the side of the property.

The south facing enclosed rear garden has a lawn and a slabbed patio pathway leading to all rear entrances. There is a bike storage shed and a timber pedestrian gate which provides access to the front of the property.

AGENTS NOTE
There is an annual service charge of roughly £313.67 for maintenance of the estate and all of its communal areas.

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. This charge in non refundable



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.


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