

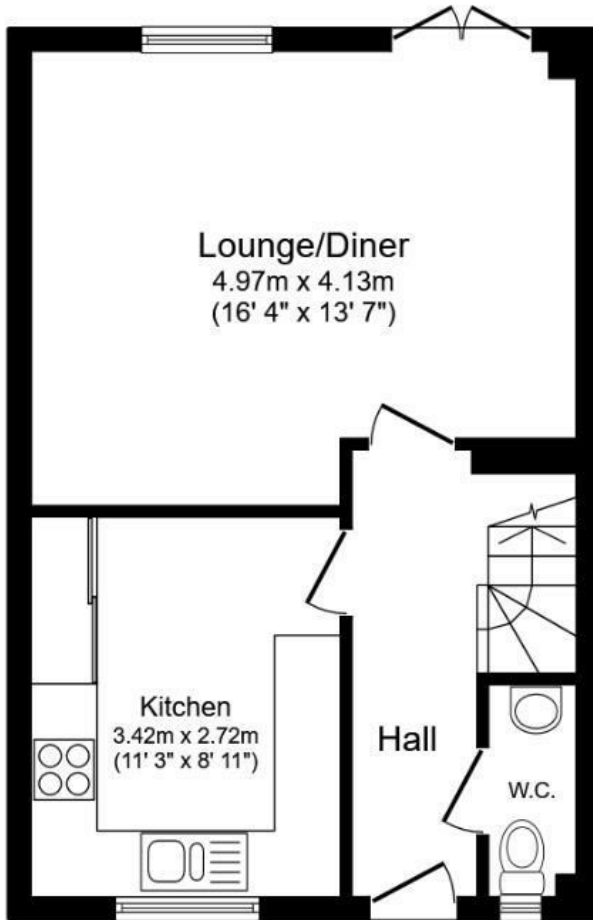


74 Robinson Way, Handsacre, Rugeley, WS15 4FE

Offers In The Region Of £330,000

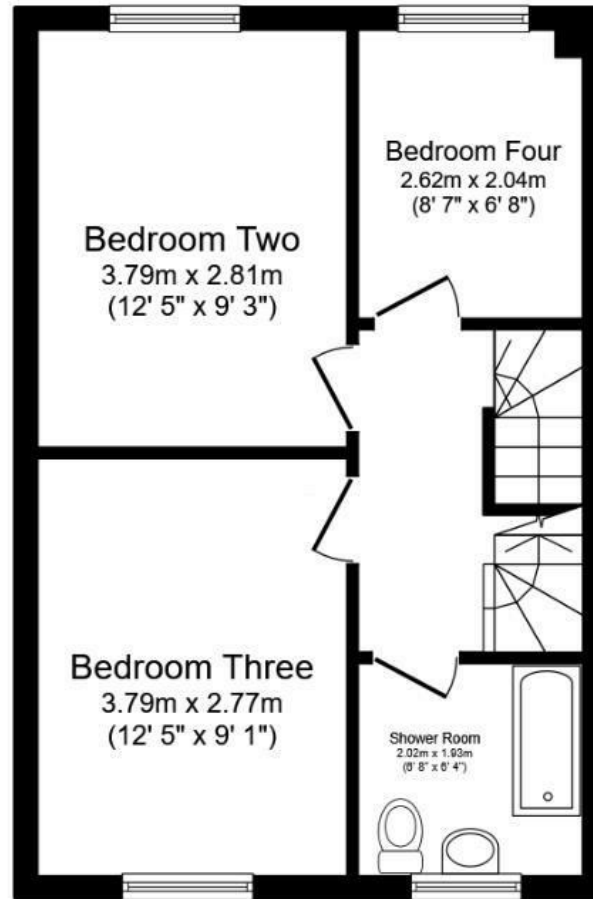
conveniently located on the popular residential Acresford Park development in the sought-after village of Handsacre, this four bedroomed family home is ideal for up sizers looking for the next move. In brief, the property comprises of; Entrance Hallway, Guest WC, Kitchen, Living/Dining Room, First Floor Hallway, Three Generous Bedrooms, Family Bathroom, Master Bedroom with Dressing Room and En-suite. Gardens to the Front and Rear and Parking for Two Cars. Further benefiting from Gas Central Heating and UPVC double-glazing. Viewing is Essential to appreciate the space this property has to offer! EPC Rating - B

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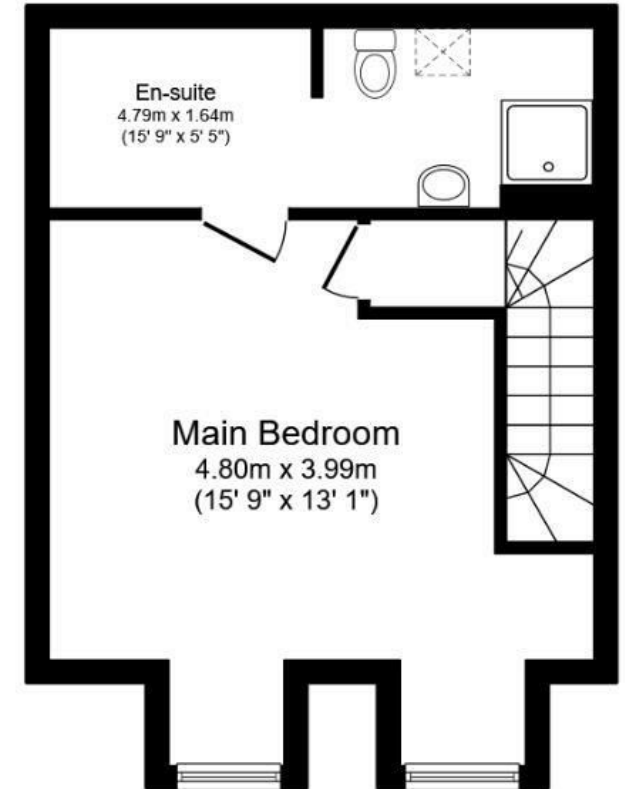
### Ground Floor

Floor area 38.0 sq.m. (409 sq.ft.)



### First Floor

Floor area 38.0 sq.m. (409 sq.ft.)



### Second Floor

Floor area 30.5 sq.m. (328 sq.ft.)

**Total floor area: 106.5 sq.m. (1,147 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](http://www.Propertybox.io)



**Entrance Hallway**

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, radiator, decorative panelling to the walls, laminate wood effect flooring and stairs leading to the first floor

**Guest WC**

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, co-ordinating laminate wood effect flooring and a UPVC double-glazed window to the front aspect

**Breakfast Kitchen**

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood and stainless steel splash back, integrated microwave, dishwasher, fridge-freezer and washer-drier. Ceiling light point, part tiling to walls, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the front aspect

**Living/Dining Room**

having a feature wall with decorative wood panelling. Two ceiling light points, coving, radiator, laminate wood-effect flooring, UPVC double-glazed window and French doors onto the rear garden

**First Floor Landing**

having a ceiling light point, radiator and stairs to the second floor

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

a versatile room which can also be used as a home

office and having a feature wall of decorative wood panelling. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

**Family Bathroom**

having a panelled bath with a mixer tap, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, towel radiator, part tiling to walls, laminate wood-effect flooring and a UPVC double-glazed window to the front aspect

**Second Floor**

approached from the stairs on the first floor landing and giving direct access into the

**Master Bedroom**

featuring decorative wall panelling. Ceiling light fan, loft access, two wall light points, radiator, two UPVC double-glazed windows to the front aspect and access into the

**Dressing Room**

having a ceiling light point and giving access into the

**En-suite**

fitted with a fully tiled walk in shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, Velux window, extractor fan, part tiling to the walls, towel radiator and laminate wood-effect flooring

**Outside**

the front of the property is set back from the road with a lawn and steps to the front door. There is a tarmac driveway providing off-road parking for two vehicles, an electric charging point, useful outside water tap and a timber pedestrian gate gives access to the rear garden

the recently landscaped rear garden has an artificial lawn, porcelain tiled patio seating area perfect for entertaining, further decked seating area with a fitted

aluminium pergola, timber storage shed, screen fencing and access to the driveway via the timber pedestrian gate

**AGENTS NOTE**

We have been advised by the vendors there is an annual estate charge of around £272.45 paid to Primis Property Management.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.



















