



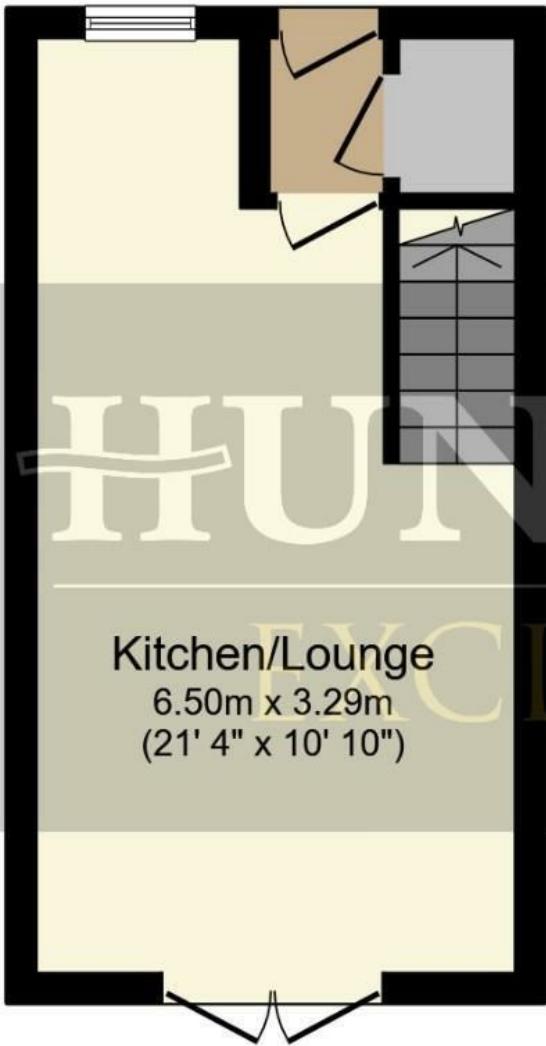
**49 Manor Court Drive, Handsacre, Rugeley, WS15 4TF**

**Offers Around £180,000**

this one bedoomed property is great for first time buyers, located in the popular village of Armitage which has a range of local amenities including a doctors surgery, pharmacy, post office, butchers and shop. Offered for sale with no upward chain and located on a bus route with a short commute into Lichfield but also convenient for access onto main transport links including the A38 and M6. Benefitting from its own driveway and overlooking greenery, the property comprises of; Entrance Porch, Open Plan Lounge and Kitchen. First Floor Landing with a Bedroom and a Bathroom. Gardens to front and rear. EPC rating - D

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**Ground Floor**

Total floor area 42.3 sq.m. (455 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).

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**First Floor**

## Entrance Porch

accessed via a UPVC double-glazed front entrance door and having a useful storage cupboard. Ceiling light point, tiled floor and an internal door into the

## Open Plan Lounge and Kitchen

the lounge area has a ceiling light point, decorative dado rail, electric radiator, stairs to the first floor with bespoke under-stairs fitted storage, laminate wood-effect flooring and UPVC double-glazed French doors onto the rear garden

the kitchen area comprises of wall and base units with wood effect roll top work surfaces, co-ordinating breakfast bar and an inset stainless steel sink with mixer tap. Integrated electric oven, electric hob with stainless steel splash back and an extractor hood, integrated fridge and space with plumbing for a washing machine. Ceiling light point, part tiling to walls, kickboard electric fan heater, tiled floor and a UPVC double-glazed window overlooking the front aspect

## First Floor Landing

having a cupboard housing the hot water tank. Ceiling light point, access to the loft space and a UPVC double-glazed window overlooking the front aspect

## Bedroom

a good sized double bedroom having a ceiling light point, electric radiator, laminate wood-effect flooring and a UPVC double-glazed window overlooking the rear aspect

## Bathroom

comprising of a panelled bath with an overhead electric shower fitment and shower screen, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, wall mounted electric fan heater, tiled floor and a UPVC double-glazed window to the front aspect

## Outside

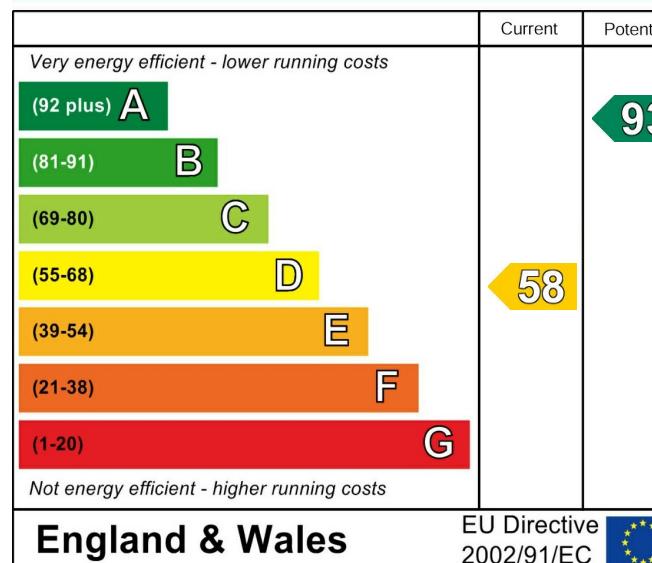
the front of the property is set back from the road with a lawn and paved pathway leading to the canopied front entrance door. There is a decorative pebbled area and a further paved pathway leads to the side of the property accessing the rear garden and also the tarmacadam driveway which provides off-road parking. The front of the property further benefits from an outside water tap.

the fully enclosed, low-maintenance rear garden has a paved patio, pebbled area, borders with established plants and shrubs and a low maintenance bark area. There is a timber pedestrian gate leading to the side of the property and screen fencing

## AGENTS NOTE

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



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.

