

# HUNTERS®

HERE TO GET *you* THERE



## Barn Road

Handsacre, Rugeley, WS15 4TA

Offers Over £265,000



Council Tax: D





# 5 Barn Road

Handsacre, Rugeley, WS15 4TA

Offers Over £265,000



## Entrance Hall

entering via the wooden door, with two ceiling light points, double-glazed window to side aspect, spacious storage cupboard, radiator, hallway leading into the dining area and doors to

## Kitchen

with a range of co-ordinated wall and base units with roll top work surface and stainless steel sink. Integrated appliances of fridge, freezer, dishwasher, electric oven and grill and gas hob with extractor fan. Inset ceiling spotlights, part tiled walls, radiator, tiled floor, exterior UPVC door to side aspect, double glazed window to front aspect.

## Guest WC

via a door from the entrance hall and having a ceramic hand wash basin with tiled splash back, close-coupled WC, ceiling light point, radiator, vinyl flooring and a double glazed window to side aspect

## Dining Room

having a mock beam feature ceiling, ceiling light point, radiator and UPVC double-glazed door leading to the rear with complimentary full length glass panel.

## Living Room

mock beam feature ceiling, ceiling light point, radiator and double glazed window to rear aspect.

## Inner Hallway

having a ceiling light point, loft access. useful airing cupboard housing the immersion tank, doors to family bathroom and bedroom accommodation

## Bedroom One

Double bedroom with ceiling light point, radiator and double-glazed window to front aspect.

## Bedroom Two

having ceiling light point, radiator and double-glazed window to rear aspect.

## Bedroom Three

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

## Family Bathroom

fitted with a suite comprising of a spa bath with electric shower attachment over, corner handwash basin and close-coupled WC. Ceiling light point, tiling to walls, heated towel radiator, tiled floor and double-glazed window to rear aspect.

## Outside

the front of the property has a lawned foregarden with a paved pathway leading to the front door. To the side of the property there is the DETACHED GARAGE with driveway with parking for two cars and a wooden pedestrian gate giving access to the rear of the property.

the fully enclosed, spacious rear garden is mainly laid to lawn with mature shrub borders and paved patio areas.

## Agents Note

\*THERE IS AN ACTIVE TRAINLINE SITUATED BEHIND THE BOUNDARY OF THE REAR GARDEN\*





Road Map



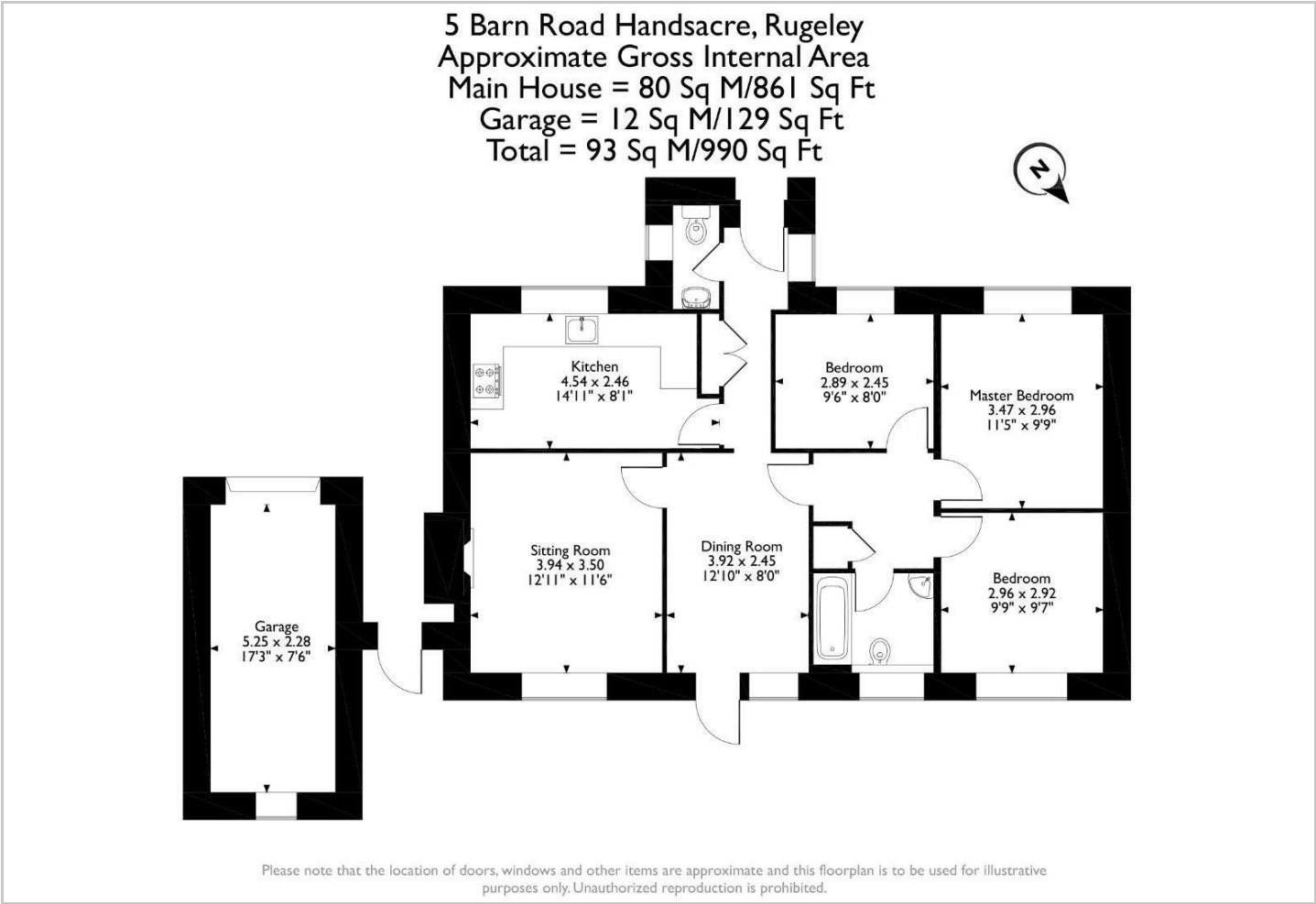
Hybrid Map



Terrain Map



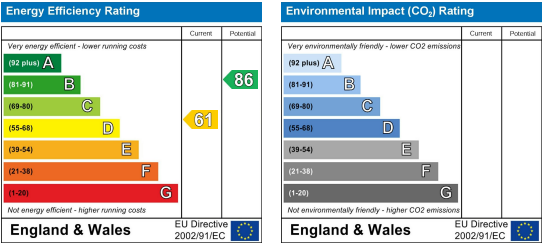
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.