

HUNTERS[®]

HERE TO GET *you* THERE



Woodlands Way

Handsacre, WS15 4EX

Offers Over £200,000



Council Tax: A



14 Woodlands Way

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ENTRANCE

Entering the property via a UPVC double-glazed door with glass panelling into the hallway providing access to the first floor. ceiling light point, coving and a radiator.

LIVING ROOM

having a feature log burner with wooden surround, double-glazed window with front facing aspect, ceiling light point, coving and radiator.

KITCHEN

having a range of base and wall units and benefitting from having a useful under-stairs storage cupboard and additional open storage space currently used as a pantry, plumbing and space for appliances such as dishwasher, washing machine and oven. Integrated electric hob and cooker hood, roll top work surfaces, ceramic sink with drainer and mixer tap, double-glazed window with rear facing aspect and spotlights.

UTILITY

accessed from the kitchen and comprising of UPVC door with double-glazed glass panel leading to the conservatory, ceiling light point and radiator.

CONSERVATORY

having a brick base and wooden window sills, UPVC panelled double-glazed windows, patio doors leading to the rear garden, spotlights and air-con unit.

FIRST FLOOR LANDING

accessed via the staircase in the entrance hallway and having ceiling light point, coving, loft access and radiator.

MASTER BEDROOM

comprising of double-glazed window with front facing aspect, ceiling light point and radiator.

BEDROOM TWO

comprising of double-glazed window with rear facing aspect, integrated storage housing the boiler, ceiling light point and radiator.

BEDROOM THREE

comprising of double-glazed window with front facing aspect, ceiling light point and radiator.

FAMILY BATHROOM

having a low level WC, hand wash basin with mixer tap and vanity unit, heated towel rail, P-shaped bath with overhead mains powered shower and glass screen, tiled surround, two double-glazed obscure windows with rear facing aspect and ceiling spotlights.

OUTSIDE

The front of the property is low maintenance with slate and stoned frontage, side access gate to the rear of the property, and benefits from off-road parking and solar electricity panels.

The rear of the property is enclosed and low maintenance, having a patio area and step-up to a lawn and further patio area, and side access gate leading to the front of the property.

AGENTS NOTE

We have been advised by the seller that the white goods in the kitchen are negotiable.



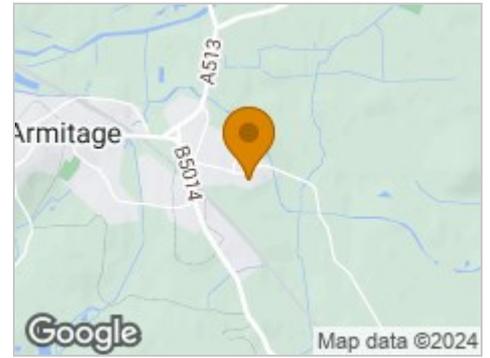
Road Map



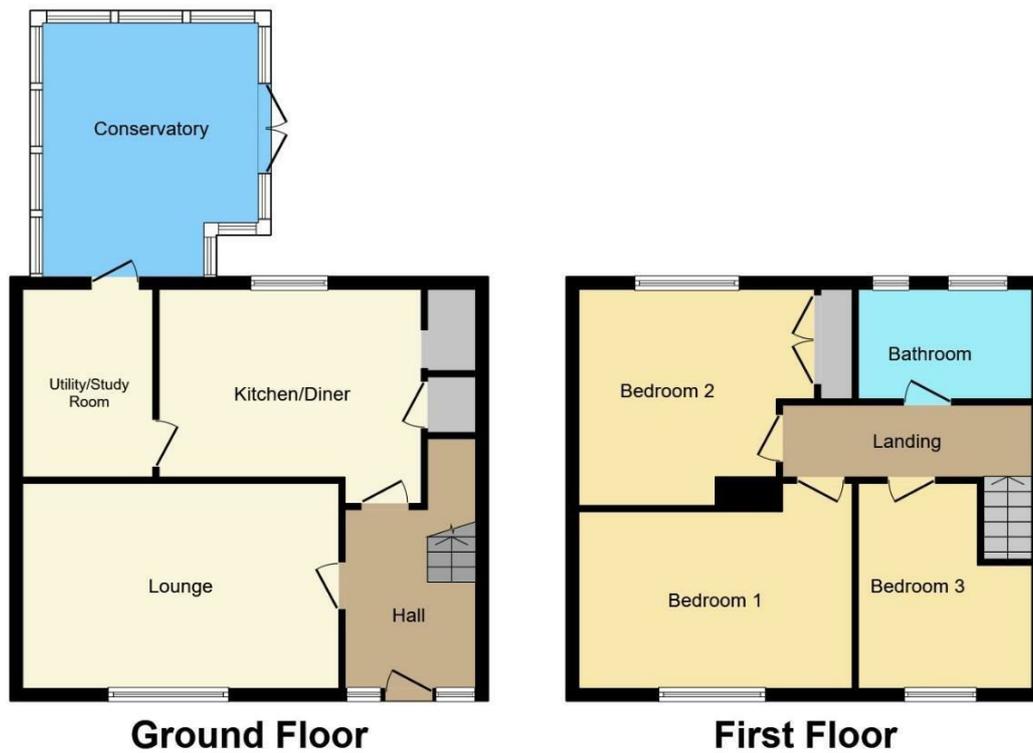
Hybrid Map



Terrain Map



Floor Plan



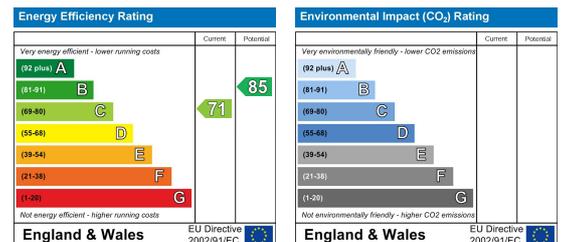
Total floor area 114.2 sq.m. (1,230 sq.ft.) approx

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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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.
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