



40 Rowan Drive, Handsacre, WS15 4TQ





Enjoying a pleasant outlook over open countryside is this detached family home, offering recently modernised interiors, well proportioned living accommodation and three good sized bedrooms. Benefitting from a secluded position on a private lane servicing one other property, the property has received upgrades to include a refitted kitchen, 2kW Solar Panels with feed in tariff, a new conservatory and a new central heating system including combi boiler.

The interiors comprise briefly reception hall, two spacious reception rooms, conservatory, refitted kitchen and cloakroom to the ground floor, with three good sized bedrooms to the first floor serviced by en suite and family bathroom. Outside, there is parking for two vehicles to the front aspect as well as access via an electric door into the single garage, and there is a private garden to the rear of the property.

The property lies a few minutes' walk from the heart of Armitage & Handsacre, where there are a range of amenities including shops, pubs, a Butchers, village hall, a doctors' surgery and dispensary pharmacy. The location is ideal for access to local countryside and public footpaths and Cannock Chase, an Area of Outstanding Natural Beauty, lies a few minutes' drive away and offers activities including walking, cycling and pony trekking through picturesque woodland and protected parkland. The market town of Rugeley and Cathedral City of Lichfield are both a short drive away, where supermarkets, shopping centres and leisure facilities including Beacon Park can be found, and the property lies a short drive from commuter routes including A515, A51, A38 and M6. Rail travel from Lichfield and Rugeley provide direct links to Birmingham, London and additional destinations, and Birmingham International Airport is around a 35 minute drive away.



- Detached Family Home
- Pleasant Open Outlook to Front
- Two Reception Rooms & Conservatory
- Modern Refitted Kitchen
- Reception Hall & Cloakroom
- Three Bedrooms
- En Suite & Family Bathroom
- Single Garage & Parking
- Corner Plot Gardens
- 2019 Boiler & Central Heating System
- 2kW Solar Panels with FIT
- Walking Distance to Local Amenities
- Well Placed for Commuter Routes

#### Reception Hall

The UPVC front door opens into the hallway, having tiled flooring, traditional wall panelling, stairs rising to the first floor and recessed storage beneath the stairs. Doors open into:

#### Dining Room 3.56 x 3.35m (approx. 11'8 x 11'0)

A spacious reception room having a bay window to the front

#### Lounge 3.96 x 3.56m (approx. 13'0 x 11'8)

Another generous living space having an open fireplace with wood mantlepiece. Replaced sliding doors open into:

#### Conservatory 3.5 x 2.77m (approx. 11'6 x 9'1)

With tiled flooring, windows overlooking the garden and double doors opening out to the side

#### Breakfast Kitchen 5.5 x 2.85m (approx. 18'0 x 9'3)

Refitted to a superb standard, the kitchen comprises a range of full height, wall and base units with quartz worksurfaces over, housing an inset sink with side drainer, an integrated dishwasher, integrated wine fridge, spaces for an American fridge freezer (plumbing in place also) and tumble dryer and a Belling range cooker which is included in the sale. there are windows to the rear aspect, the kitchen has tiled flooring and a door leads out to the rear garden

#### Cloakroom

Having fitted wash basin and WC, with an obscured window to the front











Stairs rise to the **First Floor Landing**, where there is access to the loft and doors opening into:

**Master Bedroom** 3.58 x 2.2m (approx. 11'9 x 10'10)

With a double fitted wardrobe, a window to the rear and private use of:

**En Suite**

Having pedestal wash basin, WC and shower, with tiled flooring, tiled splash backs and an obscured window to the rear

**Bedroom Two** 3.58 x 2.95m (approx. 11'9 x 9'8)  
A spacious double room having a window to the front overlooking open views and a double fitted wardrobe

**Bedroom Three** 2.97 x 2.0m (approx. 9'9 x 6'8)

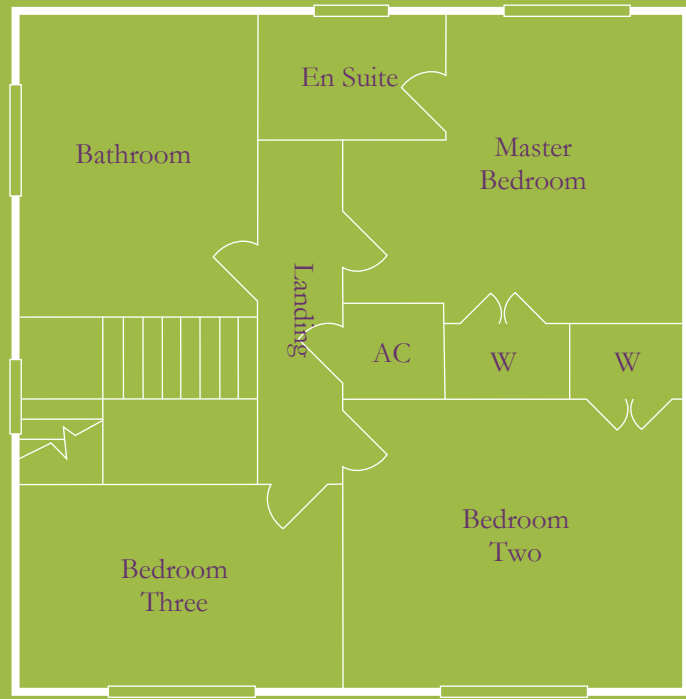
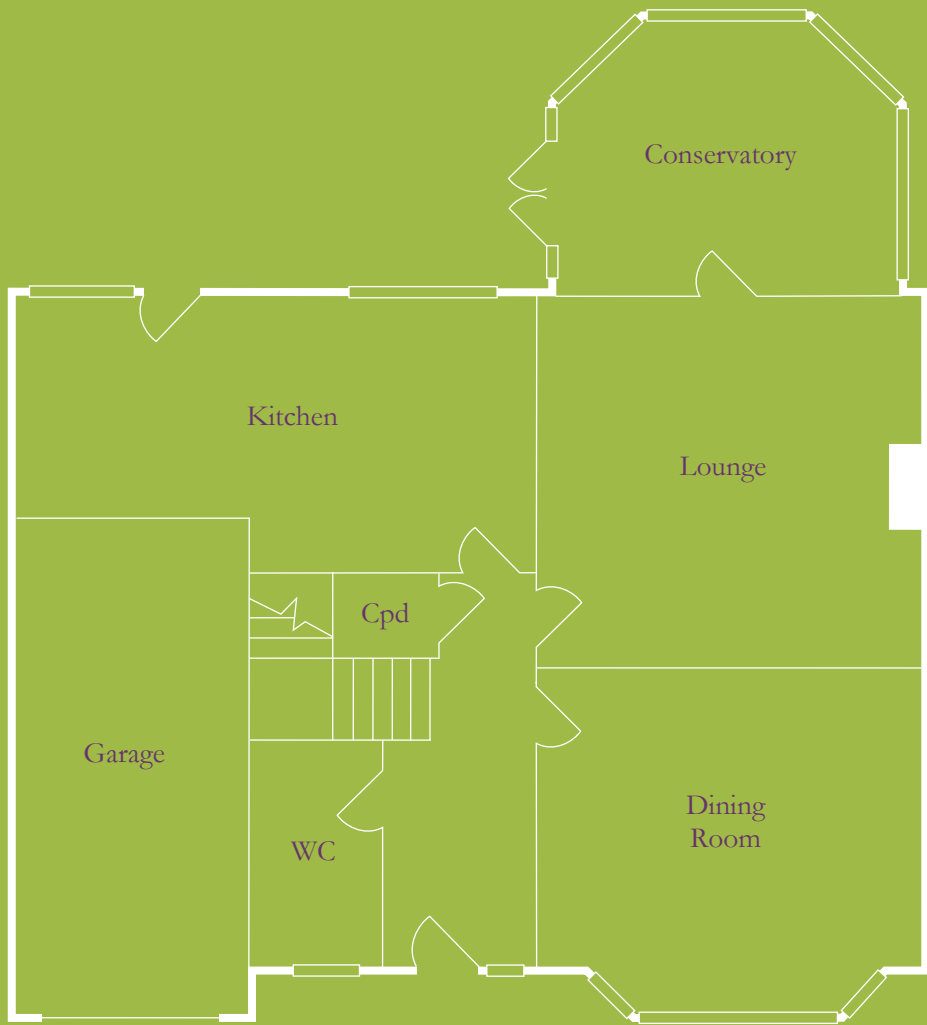
With a window to the front enjoying a pleasant open outlook

**Family Bathroom**

Fitted with pedestal wash basin, WC, bidet and bathtub, with tiled splash backs, an obscured window to the side and a heated towel rail

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		









### Outside

The property benefits from a desirable setting on a block paved drive servicing one other home. To the front aspect views across open fields can be appreciated, and there is gated access to the side leading to the rear aspect. There is **Parking for Two Vehicles** to the fore of the **Single Garage** which has a replaced electric roller door and houses the mains gas Worcester boiler

### Rear Garden

Extending to a good size, the rear garden is laid out decking, lawns and an outdoor kitchen with storage and a roof. The shed is included in the sale and the garden benefits from exterior lighting and a water point



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.