



42 Old Road,
Handsacre WS15 4DR

Downes & Daughters
ESTATE AGENCY

42 Old Road, Handsacre WS15 4DR £550,000

A rare opportunity to acquire a delightful four bedroom detached dormer bungalow, occupying a plot of 0.4 of an acre, on one of the most coveted roads within this popular Staffordshire village. Offered for sale with no onward chain and believed to have been individually designed for the developer of the road and subsequently owned by his daughter, this stylish 1950's property occupies a wonderfully private position sitting centrally within beautifully manicured gardens, conveniently located for the wealth of amenities the village proudly boasts. The flexible accommodation extends to over 2,158 sq.ft and still offers purchasers with a wealth of future potential options. Currently offering two bedrooms, one with fitted wardrobes and one with eaves storage, an elegant landing and large family bathroom on the first floor and an extensive ground floor boasting: Entrance hallway, breakfast kitchen, living room, dining room, two conservatories, one ground floor bedroom with fitted furniture and a further bedroom/study plus a wet room. Further treats lie outside with the most delightfully presented, mature gardens surrounding the house, private driveway offering parking for numerous vehicles and a tandem garage with electric roller door. A particularly desirable attribute is the high levels of privacy in the rear garden.

Viewing is essential to appreciate the exciting opportunity on offer and its unrivalled position within the village.

GROUND FLOOR

Entrance Hallway • Formal Dining Room Opening To... • Contemporary Breakfast Kitchen • Side Conservatory • Living Room • High Quality Rear Conservatory • Inner Hallway • Ground Floor Bedroom Three with fitted wardrobes and fitted furniture • Ground Floor Bedroom Four / Study • Family wet Room

FIRST FLOOR

Open Tread Staircase Rises To Spacious Landing With Large Eaves Storage Cupboard • Bedroom One With Fitted Wardrobes • Bedroom Two With Eaves Storage • Large Family Bathroom

OUTSIDE

Private Driveway Parking For A Number Of Vehicles • Tandem Garage With Electric Roller Door • Beautifully Presented Lawned Rear & Side Gardens With Great Levels Of Privacy • Established Borders & Beds, Patio & Gravel Seating Areas • Timber Summer House & Greenhouse

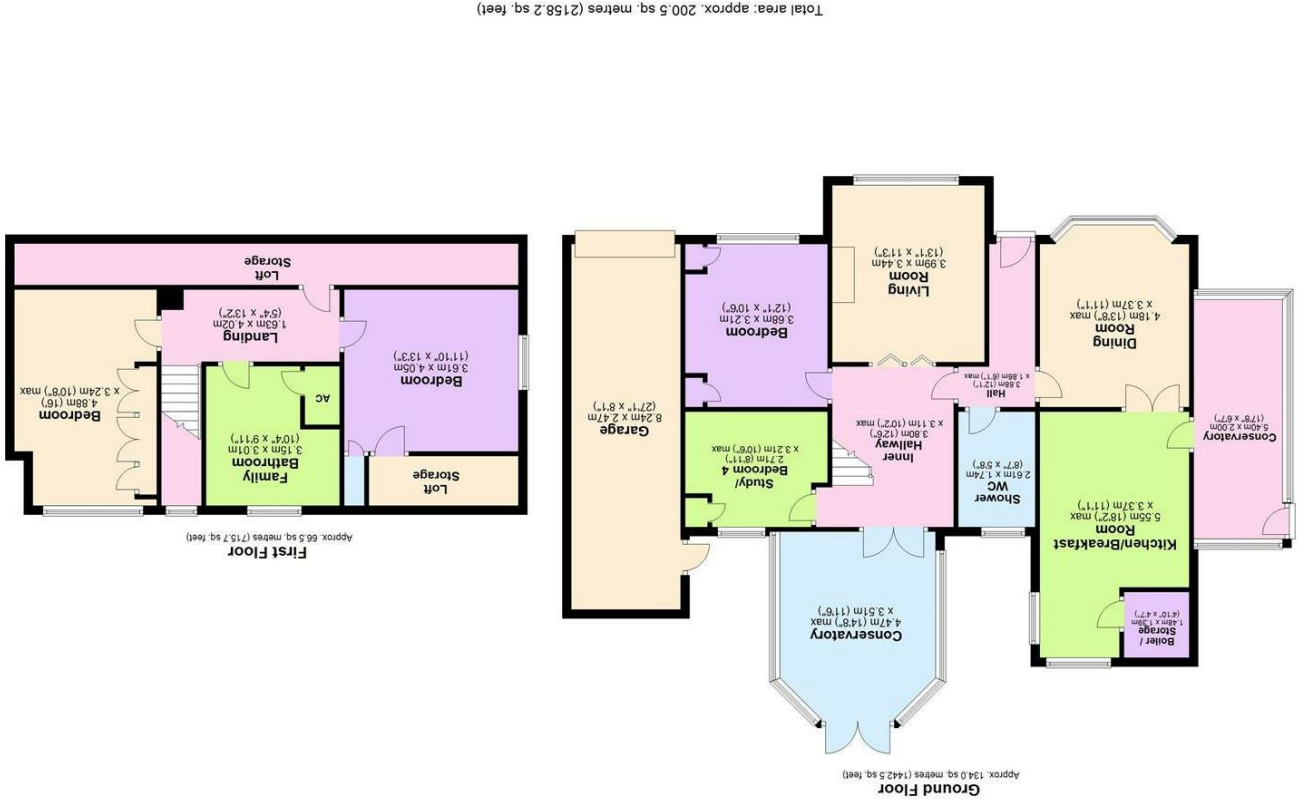
FURTHER INFORMATION

No Chain • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • Upvc Double Glazing With Plantation Shutters At Front Ground Floor Windows • All Mains Services





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Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A (92 pph)		
B (81 pph)		
C (69 pph)		
D (55 pph)		
E (38 pph)		
F (21 pph)		
G (1 pph)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A (92 pph)		
B (81 pph)		
C (69 pph)		
D (55 pph)		
E (38 pph)		
F (21 pph)		
G (1 pph)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current	Minimum	Maximum
72	62	72



Not All Agents Are Equal...