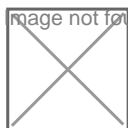


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Hill Croft, Hixon, Stafford

£349,950



Features

- SOUGHT AFTER VILLAGE LOCATION
- QUIET CUL DE SAC
- GOOD SIZED WELL MAINTAINED GARDENS TO FRONT AND REAR
- WELL PRESENTED THROUGHOUT
- NO UPWARD CHAIN

Contact Us

Chase Owl Estates
10 Anson Street
Rugeley
Staffordshire
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Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and loft access with ladder, light and being part boarded.

Lounge 5.66m x 3.58m (18'7" x 11'9")

Having a feature fire surround with inset living flame gas fire on marble hearth. Four wall lights, radiator, coving and upvc double glazed window to front aspect. Double doors to Dining Room.

Dining Room 2.95m x 2.03m (9'8" x 6'8")

Having ceiling light point, radiator, coving and upvc double glazed sliding patio door opening to Rear Garden. Door to Kitchen.

Fitted Kitchen 2.59m x 2.57m (8'6" x 8'5")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Electric cooker, slim line dishwasher and appliance space. Ceiling light point and upvc double glazed window to rear aspect. Door to Utility and Garage.

Utility Room

Having ceiling light point, wall mounted combination boiler, tiled flooring and upvc double glazed window and door to rear aspect. Access door to Garage. A useful cupboard was a downstairs cloakroom but currently houses the washing machine.

Bedroom One 4.04m x 3.35m (13'3" x 11'0")

Having a range of fitted bedroom furniture. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two 3.35m x 3.33m (11'0" x 10'11")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Three 2.41m x 2.41m (7'11" x 7'11")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bathroom

Comprising walk in shower cubicle, panelled bath, w.c and pedestal hand wash basin. Ceiling light point, coving, tiling to walls and flooring, radiator, useful airing cupboard and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned foregarden with gravel borders and gates allow access to the enclosed rear garden. A block paved driveway provides parking for several vehicles and in turn leads to Garage with electric roller shutter door having light and power. The well maintained rear garden having paved patio, lawn with borders, paved seating area, shed and outside tap.

Agents Notes

Agents Notes;

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.


Property Photos









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Location

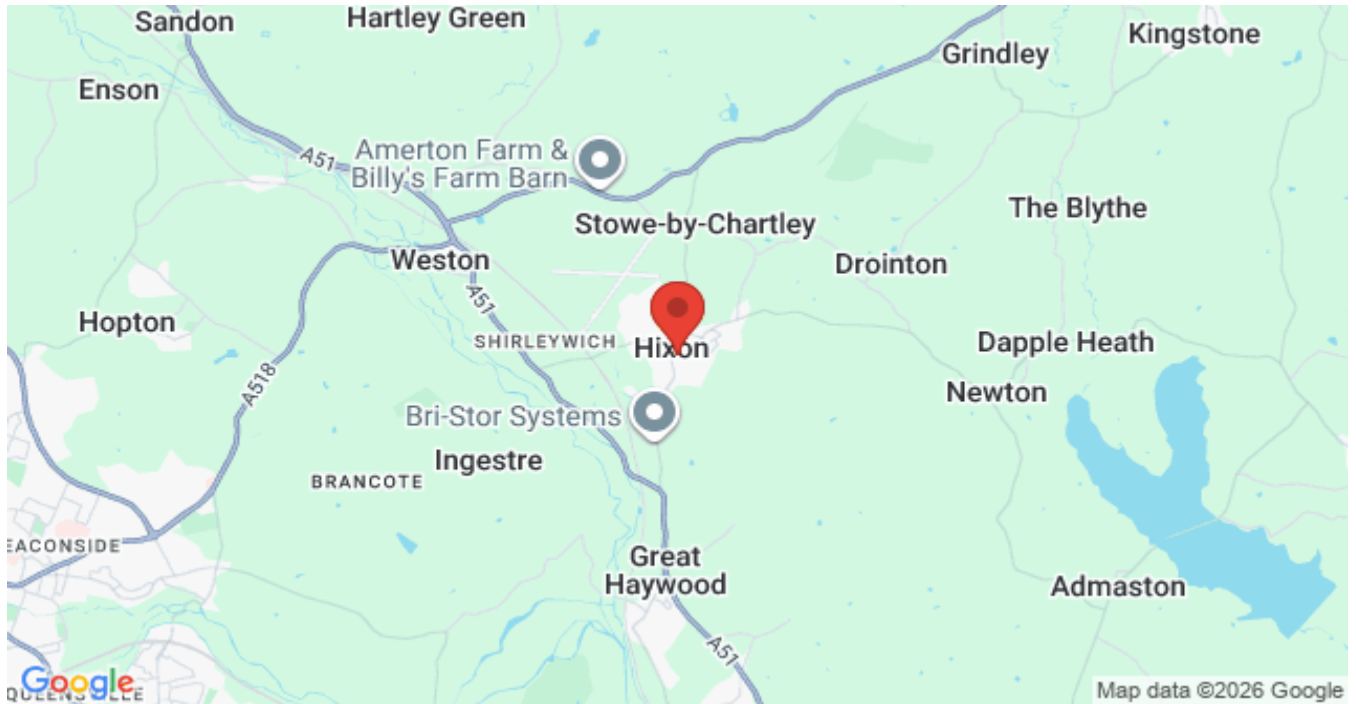


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