



£245,000

KEY TENURE: **Freehold** EPC RATING: **B** COUNCIL TAX BAND: **B**

Hixon Stafford

Meadow Glade Hixon
Stafford Staffordshire



Are you in the market for your next family home with No Onward Chain? Look no further! This charming property is ready to welcome its new owners.

Step inside to discover an inviting entrance hall, a cosy living room, a dining room, a conservatory, a well-appointed kitchen, and a useful utility room with a guest WC. On the first floor, you will find three comfortable bedrooms and a family shower room, providing ample space for everyone. Externally, the property features a good-sized driveway leading to an integral garage, and a spacious private rear garden, perfect for families to enjoy and relax. Located in the highly desirable village of Hixon, with local shops and amenities, this property offers the perfect place to settle down. Do not delay—call us today to arrange your viewing appointment to avoid missing out on this fantastic opportunity!

- Three Bedroom Semi Detached Family Home
- Living Room, Dining Room & Conservatory
- Three Bedrooms & Family Bathroom
- Driveway, Garage & Large Private Rear Garden
- Located In A Highly Desirable Village
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Being accessed through a double glazed entrance door with double glazed side panel, stairs leading to the first floor landing and radiator.

Living Room 13' 4" x 13' 1" (4.07m x 4.00m)

A spacious living room having a gas fire set on a marble hearth with a wooden Adams style fire surround, radiator and double glazed bow window to the front elevation.

Dining Room 10' 11" x 8' 6" (3.33m x 2.60m)

Having a radiator and double glazed double doors leading to:

Conservatory

Of brick base construction with an insulated roof, double glazed windows, radiator and double glazed door leading to the rear elevation.

Kitchen 11' 0" x 7' 1" (3.36m x 2.17m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven four ring gas hob with cooker hood over. and dishwasher. Understairs storage cupboard, part tiled walls, wood effect laminate floor, double glazed window to the rear elevation and double glazed door leading to:



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Utility Room 14' 10" x 7' 5" (4.51m x 2.25m)

Having fitted work surfaces with spaces beneath for appliances, built-in storage cupboard, wall mounted gas central heating boiler, tiled floor, double glazed window and double glazed door giving views and access to the rear garden.

Guest WC 4' 0" x 2' 7" (1.23m x 0.80m)

Having a white suite comprising of a wash hand basin with chrome taps and low level WC. Splashback tiling and tiled floor.

First Floor Landing

Having access to loft space, shelved storage cupboard and double glazed window to the side elevation.

Bedroom One 13' 10" x 9' 4" (4.22m x 2.84m)

A spacious main bedroom having two double wardrobes with overhead storage, radiator and double glazed window to the front elevation.

Bedroom Two 12' 4" x 9' 2" (3.75m x 2.80m)

A second double bedroom again having fitted double wardrobe with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Three 10' 8" x 6' 1" (3.25m x 1.86m)

Having a useful over-stairs storage cupboard, radiator and double glazed window to the front elevation.

Family Shower Room 5' 5" x 6' 8" (1.66m x 2.02m)

Having a white suite comprising of a shower cubicle with mains fitted shower, wash hand basin set into a vanity unit with cupboard beneath and chrome mixer tap and close coupled WC. Part tiled walls, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a block paved double-width driveway which provides off-road parking and having a planting bed to the side with maturing shrubs and tree. The driveway leads to the main entrance door and also leads to:

Garage 14' 1" x 7' 5" (4.28m x 2.25m)

Having split doors to the front elevation, power, lighting and internal door into the utility room.

Outside - Rear

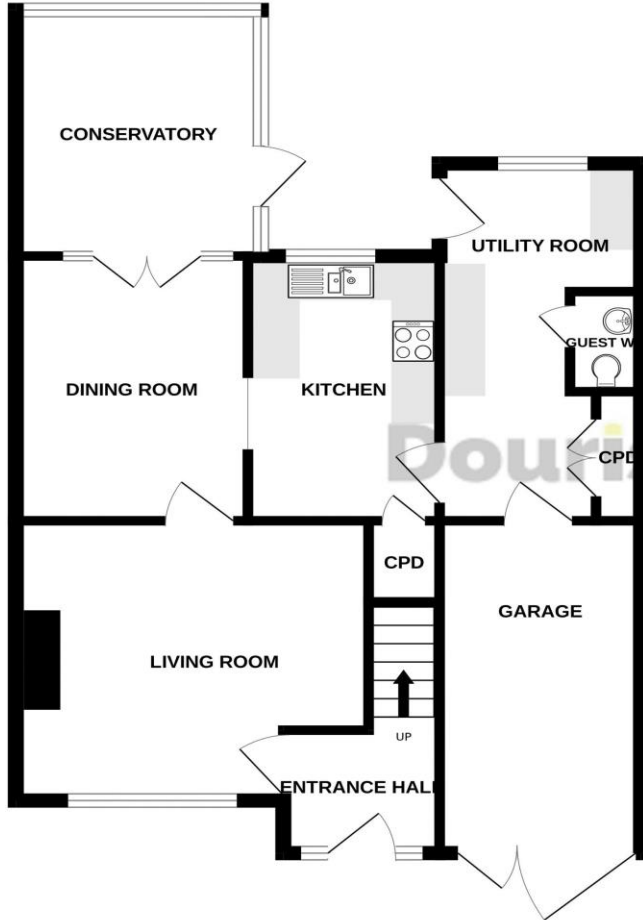
Having a block paved seating area overlooking the remainder of the garden which is mainly laid to lawn with a decorative gravelled area with an array of plants and shrubs. In addition, there is a small water feature. The greenhouse and garden shed are included in the sale. There is a vegetable patch and a further paved seating area with canopy over and the garden is enclosed by panel fencing.

Solar Panels

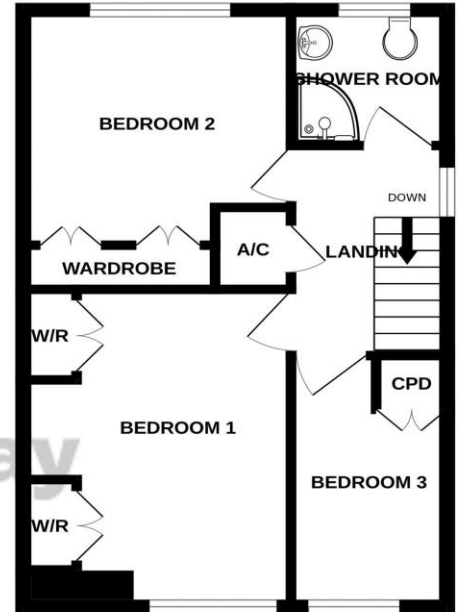
We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	68 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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