



## 1 Hill Croft

Hixon, Stafford, ST18 0QN

**£400,000**





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## 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

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

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

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

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

## Fitted Kitchen

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

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

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

Having a range of fitted bedroom furniture. Ceiling

light point, radiator and upvc double glazed window to rear aspect.

## Bedroom Two

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

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

## Bedroom Three

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

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

Tel: 01889 358172

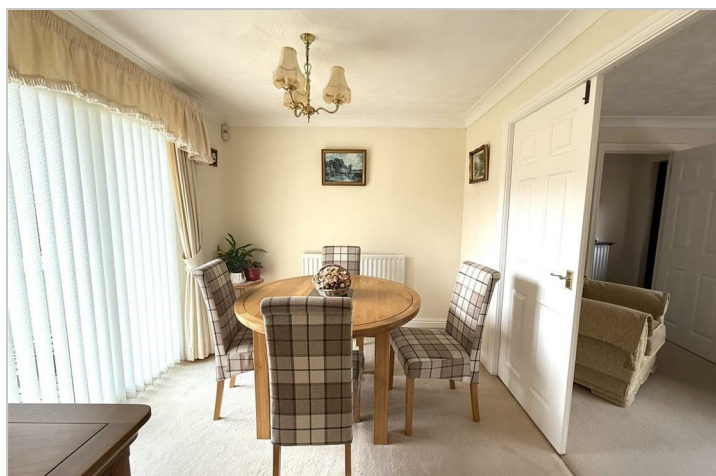
room measurements quoted in these sales particulars are approximate.

**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.



Road Map



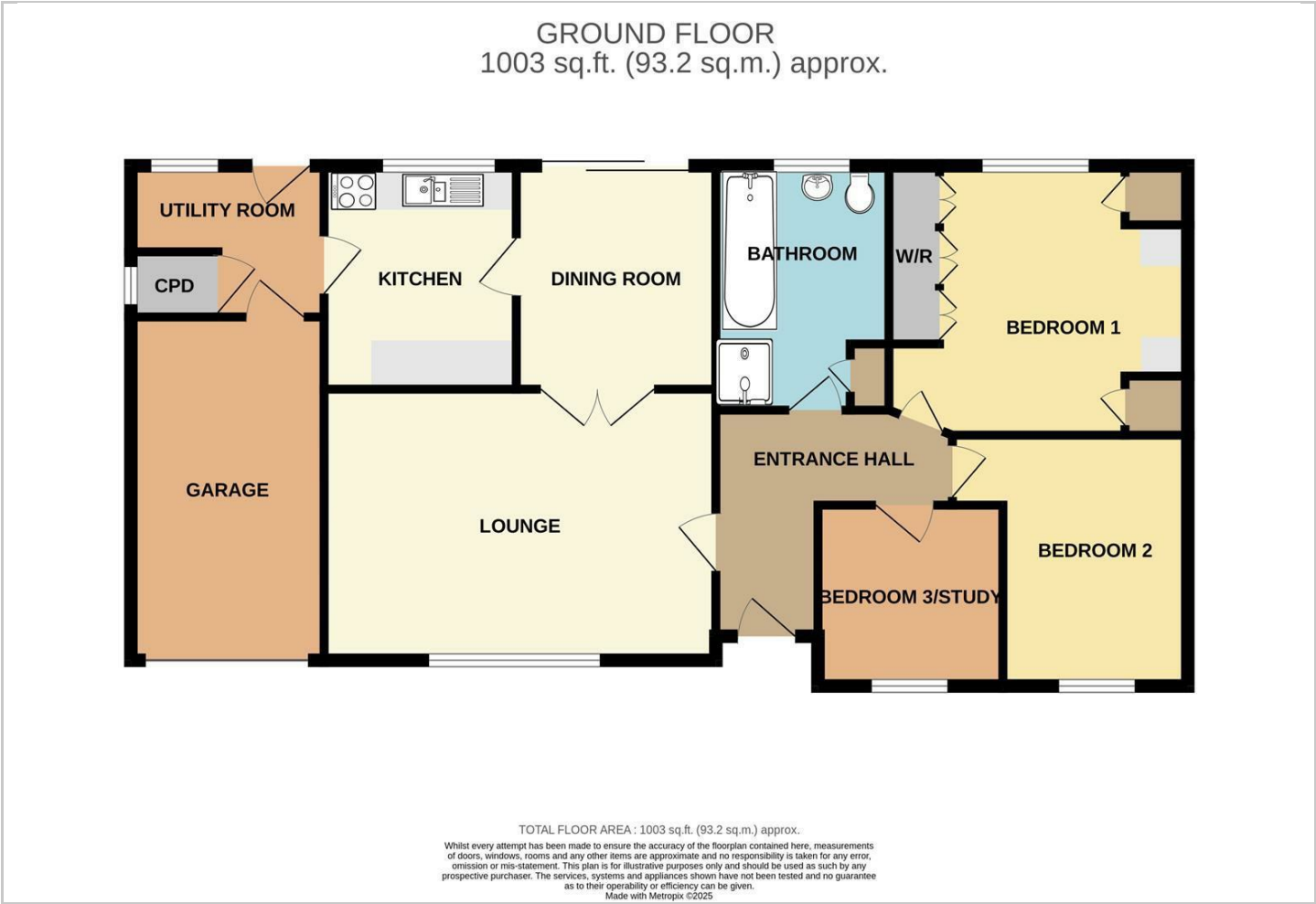
Hybrid Map



Terrain Map



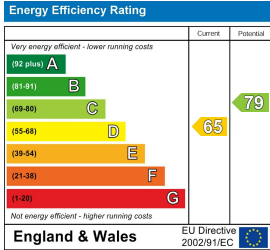
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.