

OFFERS IN THE REGION OF

**£245,000**

**Stoney Brook Close**

Stafford, ST18 0FQ



## PROPERTY SUMMARY

### Charming Three-Bedroom Semi-Detached Home on Stoney Brook Close, Hixon, Stafford

Nestled in the picturesque village of Hixon, this beautifully presented three-bedroom semi-detached home offers modern living in a tranquil setting. Situated on Stoney Brook Close, the property boasts contemporary interiors, a conservatory, and eco-friendly features such as an EV charger.

3



2



1





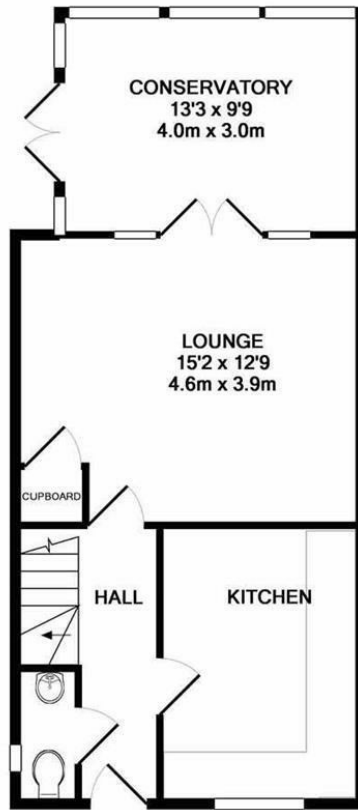




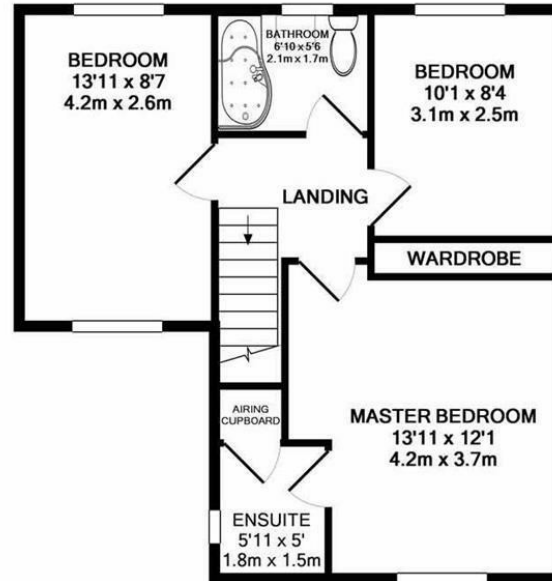








GROUND FLOOR  
APPROX. FLOOR  
AREA 507 SQ.FT.  
(47.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.2 SQ.M.)

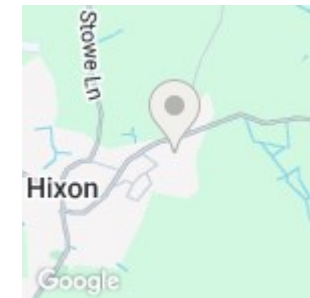
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements