



**Connells**

Greenfields  
Hixon Stafford



## Property Description

CONNELLS ESTATE AGENTS present this exciting opportunity to own this three bedroom dorma bungalow offering ample living space. Located in the highly sought after village of Hixon which offers a good range of local shops, supermarkets and local bar/restaurant. Further a field there are the popular towns of Stafford, Lichfield and Uttoxeter.

The bungalow is well presented throughout and briefly comprises of an Entrance Hallway, Lounge, Conservatory, Fitted Kitchen, Shower Room and Two Bedrooms all located on the ground floor, with stairs leading to Master Bedroom and Family Bathroom.

Externally to the front the property has a private driveway with access to garage with up and over door, with the rear garden boasting picturesque countryside views with paved patio seating area, raised lawn and storage shed.

## Internally

### Entrance Hallway

Having front door access, radiator, tiled flooring and stairs leading to first floor.

### Kitchen

Having double glazed window to rear, this modern fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, oven with induction hob and cooked hood, sink and drainer and laminate wood flooring.

### Conservatory

Having double glazed surrounding windows, patio doors into rear garden and tiled flooring.

### Lounge

Having log burner and laminate wood flooring.

### Shower Room (ground Floor)

Having double glazed window to side, W.C, wash hand basin and shower cubicle.

### Bedroom Two

Having double glazed window to front, radiator and wood flooring.

### Bedroom Three

Having double glazed window to front, radiator and laminate wood flooring.

### Master Bedroom (first Floor)

Having double glazed window to front, fitted wardrobes, radiator, laminate wood flooring and eaves storage.

### Bathroom

Having double glazed window to side, W.C, wash hand basin with vanity, bath and fully tiled walls.

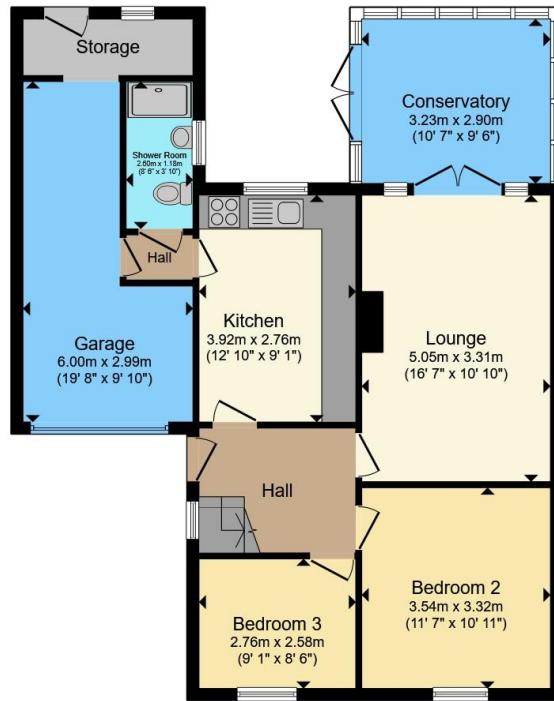
### Externally

Externally to the front the property has a private driveway with access to garage, with the rear garden boasting picturesque countryside views with paved patio seating area, raised lawn and storage shed.

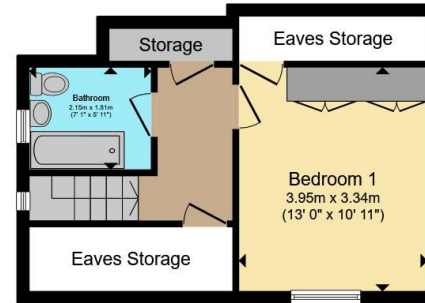








**Ground Floor**



**First Floor**

Total floor area 111.1 m<sup>2</sup> (1,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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