



Lea Road | Stafford | ST18 0NP

Offers In The Region Of £365,000

 **Webbs**
estate agents

Summary

** CHARMING BARN CONVERSION ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** ENSUITE ** SCENIC VIEWS ** IDEAL FOR COUNTRY LIVING ** COURTYARD GARDEN ** VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to market this charming four bedroom barn conversion, located in a popular area of Hixon on Lea Road. Viewing of the property is advised to fully appreciate the deceptive accommodation on offer and also the scenic views to the front aspect. The internal accommodation briefly comprises; entrance hallway, living room, dining room, kitchen, downstairs WC, four bedrooms, principle bedroom with ensuite and a family bathroom. The property also boasts a secluded courtyard garden. The property is located within a short distance to amenities, transport links and many countryside walks.

Key Features

- CHARMING BARN CONVERSION
- TWO RECEPTION ROOMS
- COUNTRYSIDE VIEWS
- COURTYARD GARDEN
- FOUR BEDROOMS
- ENSUITE
- IDEAL FOR COUNTRY LIVING
- VIEWING ADVISED

Rooms and Dimensions

Hallway

Living Room

15'2 x 15'10 (4.62m x 4.83m)

Dining Room

12'5 x 13'11 (3.78m x 4.24m)

Kitchen

13'10 x 13'5 (4.22m x 4.09m)

Laundry Room

4'10 x 7'11 (1.47m x 2.41m)

WC

4'7 x 5'2 (1.40m x 1.57m)

Landing

Bedroom 1

11'2 x 12'9 (3.40m x 3.89m)

Ensuite

5'4 x 5'3 (1.63m x 1.60m)

Bedroom 2

12'8 x 10'2 (3.86m x 3.10m)

Bedroom 3

11'0 x 9'0 (3.35m x 2.74m)

Bedroom 4

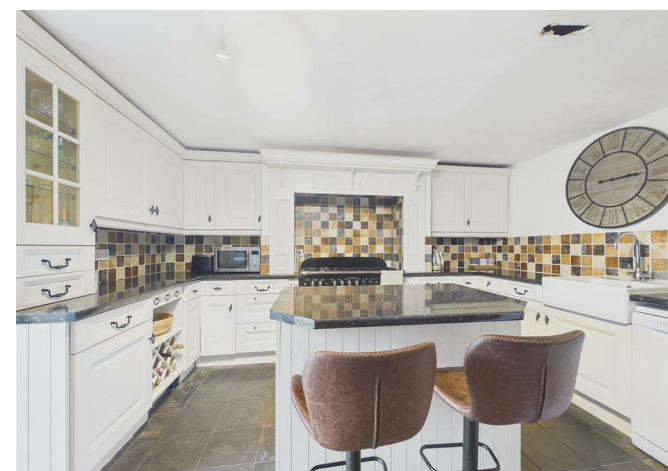
9'7 x 10'1 (2.92m x 3.07m)

Bathroom

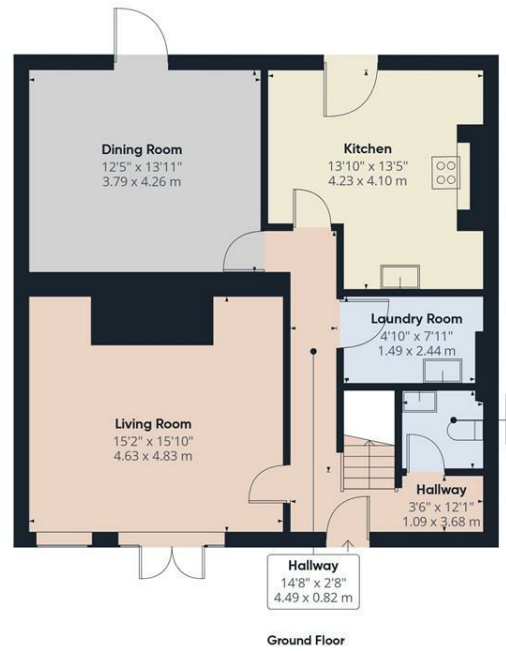
11'8 x 5'3 (3.56m x 1.60m)

Rear Garden

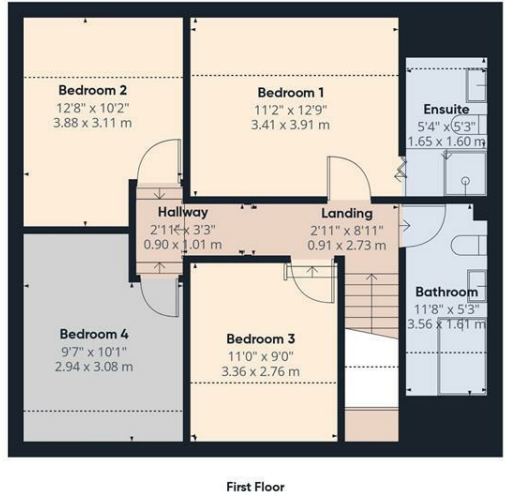
Identification Checks (R)







WC
4'7" x 5'2"
1.42 x 1.59 m



Approximate total area⁽¹⁾
1390 ft²
129.1 m²

Reduced headroom
151 ft²
14 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Score	Band	Rating	Score	Band
Best possible (A)	92-100	A	Best possible (A)	100-100	A
B	81-91	B	B	90-99	B
C	69-80	C	C	80-89	C
D	55-68	D	D	70-79	D
E	39-54	E	E	60-69	E
F	29-38	F	F	50-59	F
G	1-28	G	G	40-49	G
Minimum (G)	1	G	Minimum (G)	35	G

Energy Efficiency Rating: 68 (Current), 72 (Target)
 Environmental Impact (CO₂) Rating: 49 (Current), 50 (Target)

England & Wales EU Directive 2002/91/EC
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