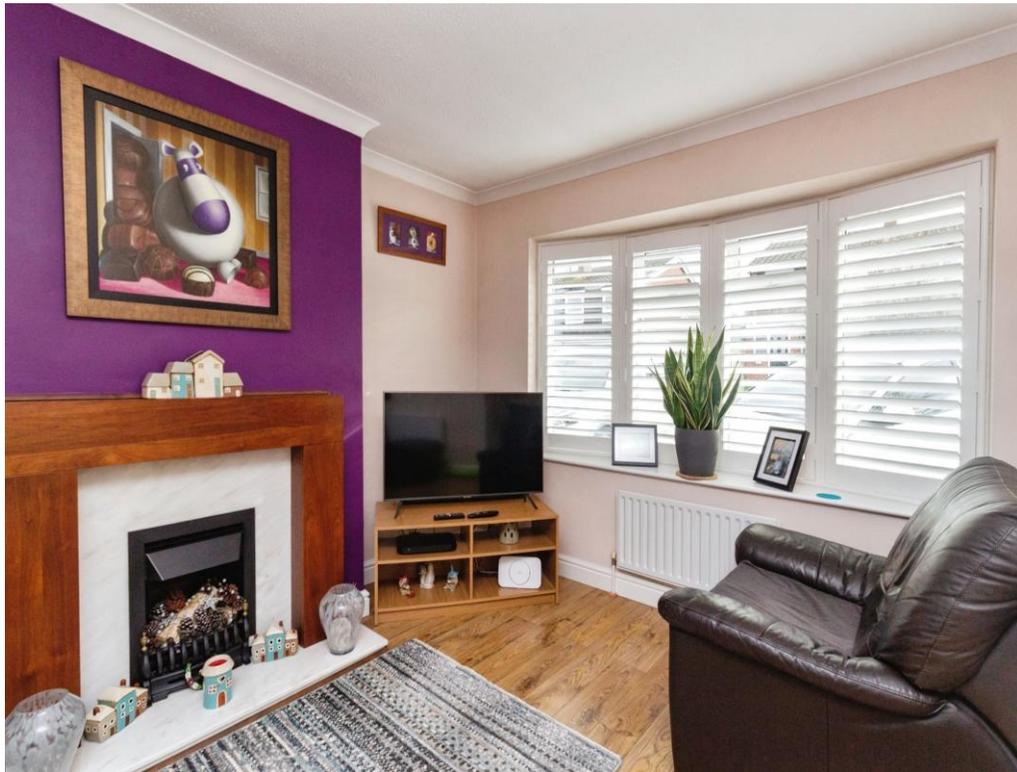




Connells

Meadow Glade
Hixon, Stafford



Property Description

CONNELLS ESTATE AGENTS present this exciting opportunity to own this good sized three bedroom semi-detached house offering ample living accommodation for a growing family. 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 property is well presented throughout and briefly comprises of an Entrance Hallway, Lounge, Dining Room, Conservatory, fitted Kitchen, Utility Room and Shower Room all located to the ground floor, with stairs leading to First Floor Landing, all Three Bedrooms and Family Bathroom.

Externally to the front there is a private driveway, with the rear garden boasting both a slabbed patio seating area and raised lawn with a storage shed.

Internally

Entrance Hallway

Having front door access and doors into;

Lounge

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

Dining Room

Having radiator and wood flooring.

Conservatory

Having double glazes surrounding windows, door into rear garden and wood flooring.

Kitchen

Having double glazed window to rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, oven with extractor fan and tiled flooring.

Utility Room

Having double glazed window and door to rear.

Shower Room

Having W.C and shower cubicle.

First Floor Landing

Having stairs leading from entrance hallway, storage cupboard and doors into;

Bedroom One

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

Bedroom Two

Having double glazed window to rear, radiator and carpet flooring.

Bedroom Three

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

Bathroom

Having double glazed window to rear, W.C, wash hand basin, bath with shower overhead and laminate wood flooring.

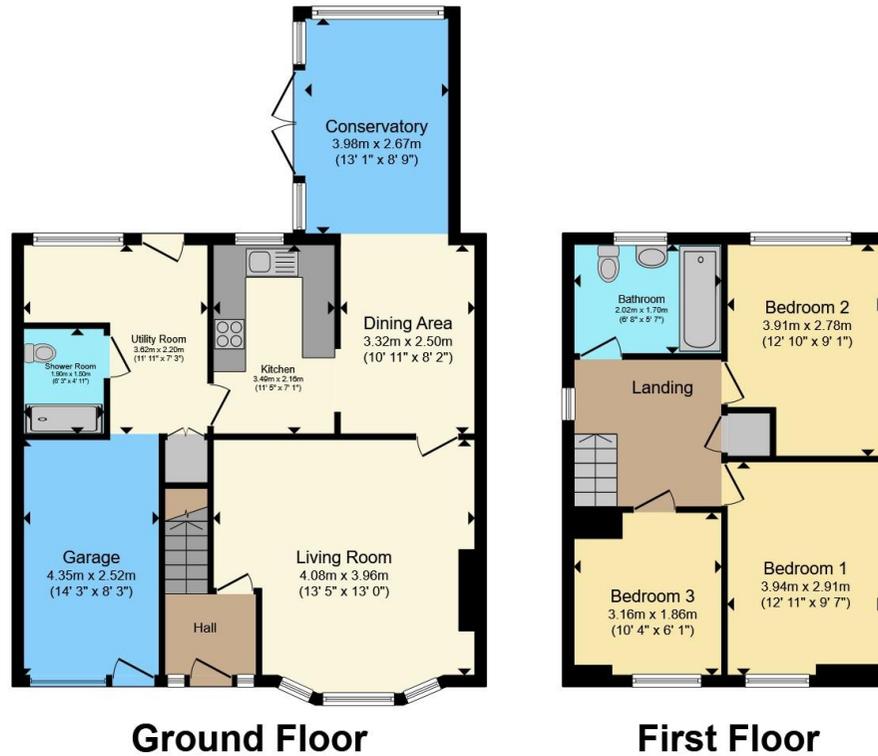
Externally

Externally to the front there is a private driveway, with the rear garden boasting both a slabbed patio seating area and raised lawn with a storage shed.









Total floor area 124.2 m² (1,337 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



To view this property please contact Connells on

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Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/STD107726

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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