



**Ridge Way | Hixon, Stafford | ST18 0NZ**

**Open To Offers £250,000**

## Summary

\*\* POPULAR VILLAGE POSITION \*\* NO UPWARD CHAIN \*\* WELL PRESENTED BUNGALOW \*\* TWO BEDROOMS \*\* FAMILY BATHROOM \*\* SPACIOUS LOUNGE \*\* CONSERVATORY  
\*\* UTILITY ROOM  
\*\* KITCHEN \*\* GARDENS & DRIVEWAY \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are delighted to present this two-bedroom detached bungalow, located in the sought-after village of Hixon. This charming property is offered with NO UPWARD CHAIN. Nestled in the picturesque village of Hixon, the property enjoys a peaceful yet convenient location. Hixon is well-regarded for its friendly community, local amenities, and transport links to Stafford and beyond. Briefly Comprising: Entrance Hall, Lounge Diner, Kitchen, Two Bedrooms, Conservatory, Bathroom, Rear Garden, Utility/Storage Area, Driveway. This property represents an excellent opportunity to acquire a well-maintained bungalow in a highly desirable area. Early viewing is recommended to avoid disappointment. AGENTS' NOTES: At the time of instruction, probate has not yet been granted.

## Key Features

- POPULAR VILLAGE POSITION
- WELL PRESENTED BUNGALOW
- FAMILY BATHROOM
- CONSERVATORY
- KITCHEN
- NO UPWARD CHAIN
- TWO BEDROOMS
- SPACIOUS LOUNGE
- UTILITY ROOM
- GARDENS & DRIVEWAY

## Rooms and Dimensions

### KITCHEN

11'7" x 8'3" (3.55m x 2.53m)

### SPACIOUS LOUNGE

15'9" x 9'10" (4.81m x 3.02m)

### INNER HALLWAY

### BEDROOM ONE

13'1" x 9'10" (3.99m x 3.00m)

### BEDROOM TWO

10'8" x 8'5" (3.26m x 2.57m)

### CONSERVATORY

15'3" x 8'9" (4.65m x 2.67m)

### UTILITY ROOM

13'4" x 7'8" (4.07m x 2.36m)

### REAR GARDEN

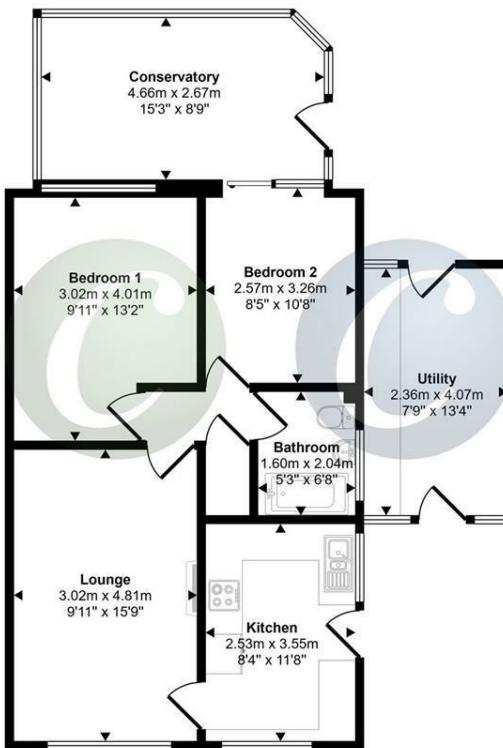
### PRIVATE DRIVEWAY

**Premium Conveyancing (R)**





Approx Gross Internal Area  
75 sq m / 806 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please contact us on 01889 583377 if you wish to arrange a viewing appointment for this property or require further information.

Webbs Estate Agents - WS15 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 <sub>2</sub> ) Rating	
Current	Improved	Current	Improved
Very energy efficient - lower running costs Band A	B	Very environmentally friendly - lower CO <sub>2</sub> emissions Band A	B
Band B	C	Band B	C
Band D	D	Band D	D
Band E	E	Band E	E
Band F	F	Band F	F
Band G	G	Band G	G
All energy efficient - lower running costs		All environmentally friendly - lower CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	