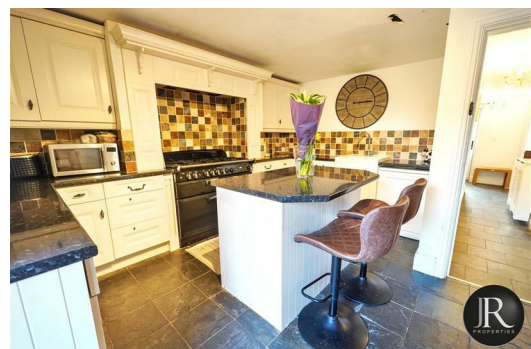
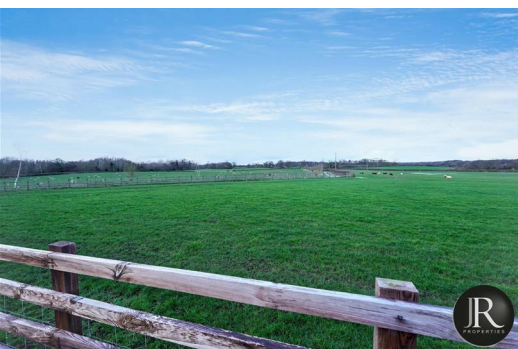


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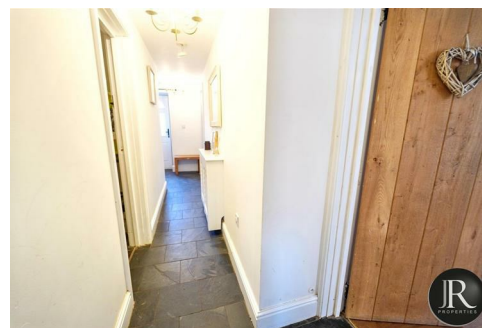
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**\*\* VIRTUAL TOUR AVAILABLE \*\* A MUST VIEW \*\*** JR Properties are pleased to offer For Sale this delightful barn conversion located in the beautiful village of Hixon boasting the most stunning views and surrounded by glorious Staffordshire countryside. The property is very deceptive and should be viewed to appreciate the accommodation and its location on offer.

The ground floor accommodation offers; an entrance through hallway, guest wc, two large reception rooms, kitchen diner and utility room. To the first floor there are four double bedrooms all with Velux windows, ensuite to master bedroom and family bathroom with sunken bath.

Externally; the front of the property is approached via a shared driveway having off road parking at the front of the property. There is an enclosed front garden which leads to the entrance. The small rear courtyard is fully enclosed and is mainly laid to patio.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-91)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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