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£240,000

Stoney Brook Close

Stafford, ST18 0FQ

PROPERTY SUMMARY

Charming Three-Bedroom Semi-Detached Home on Stoney Brook Close, Hixon, Stafford

Nestled in the picturesque village of Hixon, this beautifully presented three-bedroom semi-detached home offers modern living in a tranquil setting. Situated on Stoney Brook Close, the property boasts contemporary interiors, a conservatory, and eco-friendly features such as an EV charger.

3



2



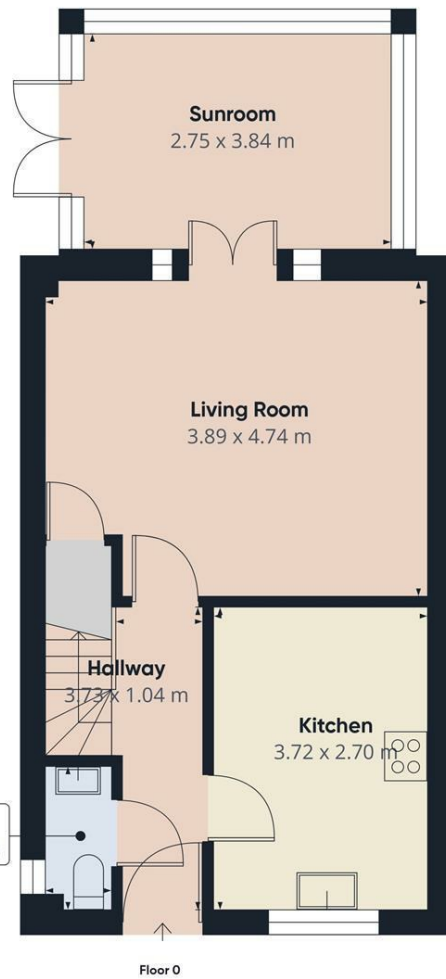
1











Approximate total area⁽¹⁾
46.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

LOCAL AUTHORITY

TENURE

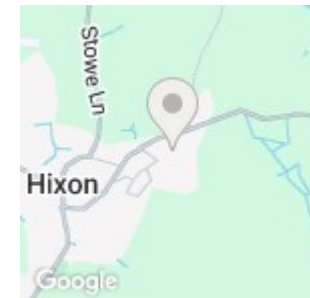
Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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