

Ridge Way

Hixon, Stafford, ST18 0NZ

John German



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£235,000

A well-presented detached bungalow situated within the desirable village of Hixon, offered to the market with no upward chain.

This spacious detached bungalow is located in the sought after village location of Hixon, positioned within easy reach of commuting links and the nearby county town of Stafford. Hixon has a good range of amenities including two local mini super-markets, one of which is a recently built Co-Op, in addition to a takeaway, hairdressers and welcoming village pub. The village is in easy access of the county town of Stafford and Cathedral City of Lichfield.

The property has been freshly decorated and benefits from a new electrical circuit board and a new boiler which was installed in 2021 and since serviced in October 2023.

Internally the property comprises of UPVC entrance door opening into the hallway, with doors leading into the kitchen and living room.

The kitchen is fitted with a matching range of wall and base units with tiled splashbacks, inset sink with drainer and mixer tap over, integrated oven, 4 burner gas hob and space and plumbing for a washing machine. There is a UPVC double glazed bay window to the front aspect and a door leading to the side driveway.

The generously sized lounge has a UPVC double glazed bay window to the front aspect.

There are two generously sized double bedrooms both with UPVC double glazed windows to the rear aspect overlooking the rear garden, the master benefits from a good selection of fitted wardrobes.

The family bathroom has floor to ceiling tiles, low level wc, wash hand basin, mirrored bathroom cabinet, bath with shower over and an obscured UPVC double glazed window to the side aspect.

Outside to the front of the bungalow is a low maintenance landscaped garden and a gravelled driveway providing parking for several vehicles. The driveway leads to the garage with up and over door.

To the rear of the property is a delightful garden with a summerhouse, lawned garden and well stocked borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/130423/31102023

Local Authority/Tax Band: Stafford / Tax Band C







Agents' Notes

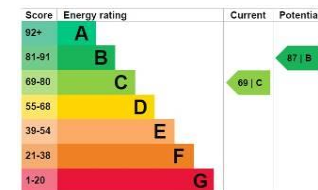
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Referral Fees

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