

Ridgeway

Hixon, Stafford, ST18 0NZ

John German





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£267,500

An extended detached village home with a generous and comfortably appointed range of accommodation together with garage, driveway parking and attractive gardens.

Located in the popular village of Hixon which can boast facilities including a primary school, two supermarkets, take away restaurants and a village pub, here is an opportunity to purchase a much improved three bedroom detached house at a very reasonable price.

Enjoying a convenient location for the towns of Stafford, Rugeley, Stone and Uttoxeter, Hixon is also close to Great Haywood where you can access the Trent and Mersey Canal, the National Trust Shugborough Estate and nearby Cannock Chase.

This gas centrally heated and uPVC double glazed home offers an enclosed storm porch which leads into a reception hall with stairs to the first floor and a cloaks storage cupboard.

Leading off the hall is an excellent sized family lounge with front facing bow window and a feature fireplace surround. A very useful home office/study leads off the lounge and has a side facing window and access to a two piece fitted guest cloakroom which also has space for a washing machine and tumble dryer, together with a bespoke range of storage cupboards and worktop.

The heart of this home is very much the light and bright open plan dining kitchen which has views of and access into the rear garden, ample room for a dining table and chairs and a full range of cream toned base and wall units with contrasting worktops and splashback tiling, inset sink unit, built in oven/grill, hob, space for fridge and freezer.

On the first floor, the pine balustrade landing gives access to the three bedrooms and bathroom, together with a linen storage cupboard, hatch access to the loft space where the gas central heating boiler is also located.

Bedroom one is an excellent sized double room with glimpses of countryside and Cannock Chase from the front facing window. Bedroom two is also a double sized room and has views of the rear garden and bedroom three is a single bedroom with storage/wardrobe facility and front facing views.

The family bathroom has been refitted and offers a white and chrome suite to comprise bath with shower over, low level WC and wash hand basin/vanity unit, together with a range of bespoke storage cupboards, worktop and partial tiling.

Outside is a garage 8m x 2.6m maximum with up and over door, side personal door, two windows, electric, light and power points. There is a driveway to the side and tarmac frontage parking area positioned next to an easily managed front lawn and tree.

The rear garden is privately fenced and offers a full width patio area, semi circular steps that lead up to the lawn with perennial shrubbery borders surrounding.

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.

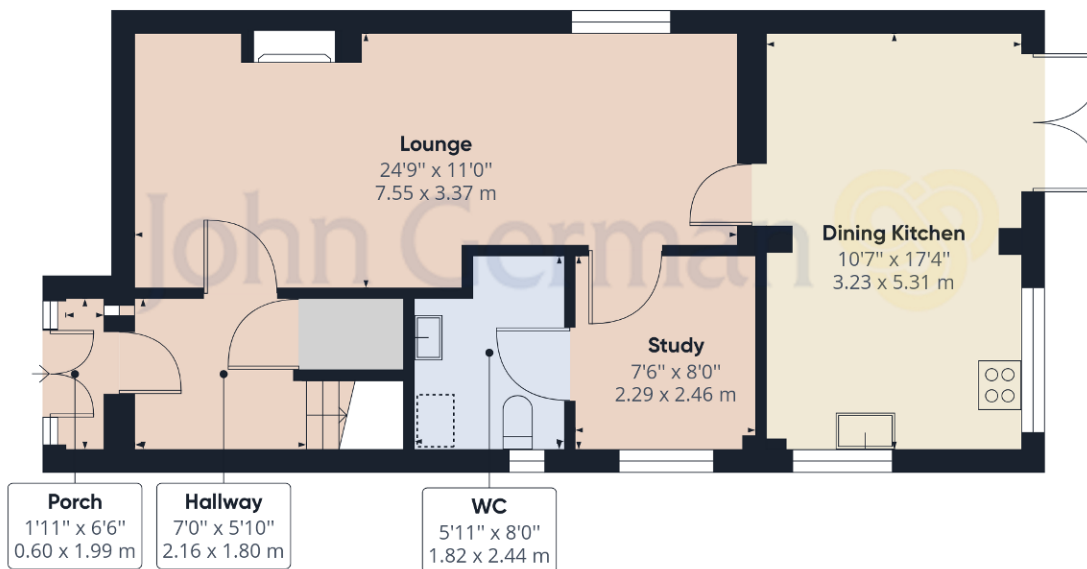
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/02112023

Local Authority/Tax Band: Stafford Borough Council / Tax Band C







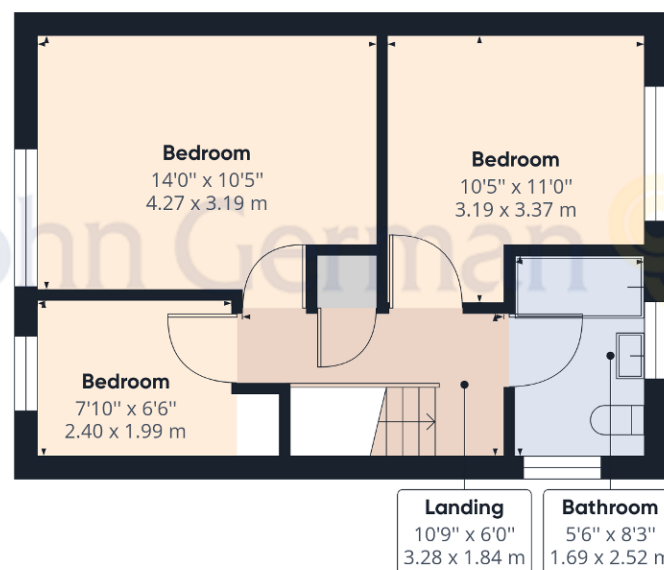
Ground Floor

Approximate total area⁽¹⁾

1014.56 ft²
94.26 m²

Reduced headroom

3.46 ft²
0.32 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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