

Highfield Road  
Hixon, Stafford, ST18 0LY



A much improved and updated 3/4 bedroom detached house in the popular village of Hixon within minutes of the village shop, pub and primary school.

£275,000

John German 

Approached from High Street, Highfield Road is a very pleasant residential area with a mixture of houses and bungalows with this particular property benefitting from far reaching country views at the front.

The village offers a good range of amenities and is conveniently placed for easy access by car to the neighbouring villages of Stowe by Chartley and Great Haywood. There are many picturesque Staffordshire delights close to hand including Cannock Chase, Shugborough Hall, the Trent and Mersey/Staffs and Worcester canal network and Blithfield Reservoir. The county town of Stafford is within approximately 7 miles, Uttoxeter 8 miles and Stone 9 miles.

The property is gas centrally heated and uPVC double glazed throughout and offers a side main entrance door that leads into a reception hall with built in cloaks storage. Leading off is a spacious and well presented lounge with front facing window, feature modern stone fireplace and electric fire plus a staircase off to the first floor.

Also approached from the hall is a separate dining room or fourth double sized bedroom which enjoys pleasant rear garden views.

Completing the ground floor accommodation is an extended dining sized kitchen which has a range of fitted base and wall units, contrasting worktops and splash back tiling, fully tiled floor, inset stainless sink unit, appliance spaces for a cooker and fridge.

The first floor landing gives access to three bedrooms, family shower room and an airing/boiler cupboard housing the Vaillant combi boiler. Bedrooms one and two are excellent sized double rooms, bedroom three is a single sized bedroom and both front facing rooms benefit from those far reaching country views.

The family shower room has been fully redesigned and refitted to include a double width shower cabinet, low level WC and wash hand basin, bespoke storage cupboards and worktop plus fully tiled walls.

Outside a single garage has an up and over door, rear pedestrian door and a window. There is driveway parking together with a hedged and lawned front garden with shrubby borders.

The privately fenced rear garden has two lawns, very well stocked shrubbery and perennial borders, fruit trees, patio and pathways, timber garden shed and greenhouse.

**Note:** For details of any covenants on this property, please ask to see a copy of the Land registry Title Deed that we hold at the Stafford office.

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

**Property construction:** Brick and tile

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Planning permission:** Kitchen extension by previous owners

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

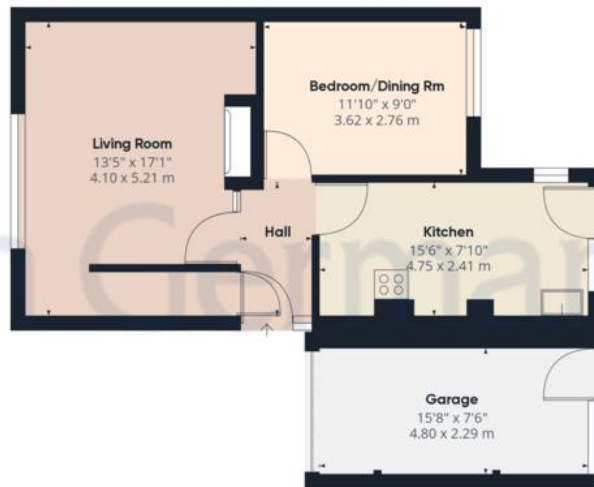
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

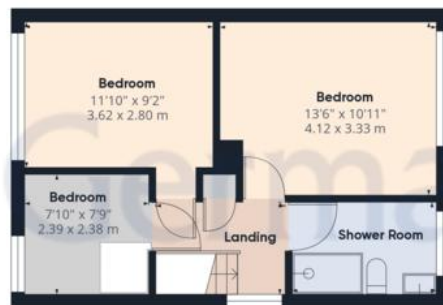
**Our Ref:** JGA/24012024

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If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

Approximate total area<sup>01</sup>

1000.84 ft<sup>2</sup>

92.98 m<sup>2</sup>

Excluding balconies and terraces

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

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



John German  
 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR  
 01785 236600  
 stafford@johngerman.co.uk

**Agents' Notes**  
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**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.

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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

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