

Meadow Glade

Hixon, Stafford, ST18 0NT

John 
German





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£239,950

A superbly presented, much improved semi detached house in the heart of Hixon village, close to all amenities.



An affordable village home that has been lovingly maintained and upgraded by the current long-term owners, within a walking distance of the village primary school, two supermarkets, further independent shops and services, and The Bank House pub.

The property is gas centrally heated and uPVC double glazed and offers a good sized reception hall with half glazed uPVC door and stair to first floor. Leading off the hall is an attractive and well proportioned front facing lounge that leads in turn to the refitted kitchen with a high gloss pale grey range of base and wall units, complimentary worktops and splashback, inset sink unit, built in oven, hob and extractor hood, built in understairs storage cupboard and pantry store. The dining room lies adjacent to the kitchen and is connected by an open archway. The dining room has a timber laminate floor and uPVC patio doors that lead into the generously sized conservatory with double doors to the garden and a very pleasant and private aspect.

The first floor landing with side window gives access to the three bedrooms, family bathroom and airing cupboard. Bedroom one is an excellent sized front facing double room with built in wardrobes. Bedroom two is a rear facing double room with built in wardrobes and bedroom three is a front facing single bedroom. The family bathroom is most attractively styled to include dado height panelling and a white and chrome suite to include bath, wash hand basin and low level WC.

Outside, the original garage has been converted into a very useful utility room with a large range of built in storage units and work surfaces, together with a sink unit, appliances spaces for washing machine and tumble dryer, and access to a separate WC. Block paved and tarmacked front and side garden parking areas. The rear garden is of easily manageable size and is split on two levels with the lower having an Indian sandstone patio with several steps leading to an AstroTurf higher level with shrubbery and herbaceous planting, seating areas and two very useful sheds.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband and type: 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 B

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

www.staffordbc.gov.uk

Our Ref: JGA/24052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. 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.



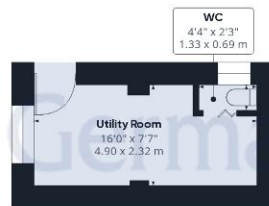




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

997.65 ft²

92.68 m²

(1) 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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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