

Bath Lane

Hixon, Stafford, ST18 0FG

John
German





Bath Lane

Hixon, Stafford, ST18 0FG

£415,000

A photograph of a modern, open-plan interior. On the left, a living room area features a light-colored sofa and armchair. A large glass door leads to a garden. In the center, a white kitchen island with a white countertop and a white sink is positioned. The kitchen area includes white cabinetry and a built-in oven. The floor is made of light-colored wood planks. The ceiling is white with recessed lighting. A doorway leads to another room.

A particularly attractive modern detached house situated in this delightful location and so convenient for the village centre, enjoying very pleasant rearward views towards the church.

A canopy porch has a front door opening into the reception hall where stairs rise to the first floor landing and a door to a guest's cloakroom having a modern suite having a wash basin and WC plus contrasting tiles to the floor and wall.

A particularly attractive lounge has a front facing bay window and an inglenook style feature fireplace. Across the rear is a superb open plan dining kitchen having an excellent range of contrasting high and low level units complemented by quartz worksurfaces and a recess stainless steel sink and drainer. Integrated appliances comprise a Smeg dishwasher, Neff induction hob with stainless steel and glass extractor canopy above, Neff microwave plus a Neff double oven in addition to a 60/40 fridge freezer. The spacious dining area has internal double doors into the lounge and French patio style doors into the excellent conservatory which enjoys views and gives direct access into the lovely rear garden.

Completing the ground floor is a utility room with a further range of cupboards plus space and provision for domestic appliances.

The first floor landing has a linen cupboard and off which leads four bedrooms all of which have mirrored fronted wardrobes. The principal bedroom has its own en suite having a shower with both waterfall and conventional heads, a wash basin set into an integrated unit with cupboards beneath, a WC and chrome vertical towel radiator.

The superbly appointed bathroom has a bath, separate shower again with both conventional and waterfall heads, low flush WC, wash basin with integrated cupboard beneath and a vertical towel radiator.

Outside - The property is situated in a very pleasant position and has the benefit of a drive capable of parking two/three cars leading to a single garage with remote controlled roller shutter door plus an internal door into the utility. Gated side access leads to the very pleasant and attractively paved deep sun terrace that extends to the side and rear beyond which lies a mainly lawned rear garden. It enjoys a delightful setting with pleasant views towards the church.

Hixon is a very popular village having a primary school, Morrisons and Co-Op local supermarkets. It is exceptionally convenient for the county town of Stafford to the west which has an intercity railway station having regular services operating to London Euston. The M6 provides direct access into the national motorway network and M6 Toll.

Note: The land registry document refers to rights, easements and covenants, a copy of which is available upon request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast & Ultrafast available

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 E

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

Our Ref: JGA/14042025







Ground Floor

Approximate total area⁽¹⁾

1540.53 ft²
143.12 m²

Reduced headroom
15.17 ft²
1.41 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued

Agents' Notes

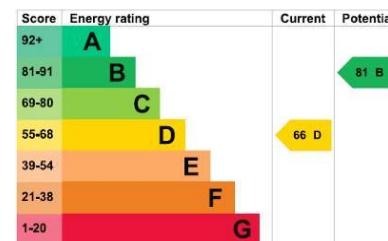
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter



JohnGerman.co.uk Sales and Lettings Agent

