

# Bath Lane

Hixon, Stafford, ST18 0FG

John German





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£415,000

A wide-angle photograph of a modern detached house's interior. The room features light-colored wood-look flooring and a white ceiling with recessed lighting. On the left, a large wooden door with four glass panes stands open, revealing a living area with a grey sofa and a window with a view of greenery. In the center, a white door is closed. To the right, a kitchen area is visible with a white countertop, a sink, and a window with a red blind. A green wall is visible in the background of the kitchen area.

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 water fall 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/>

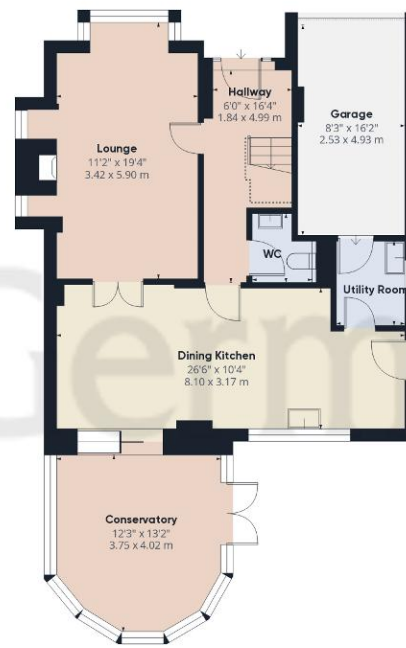
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E

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

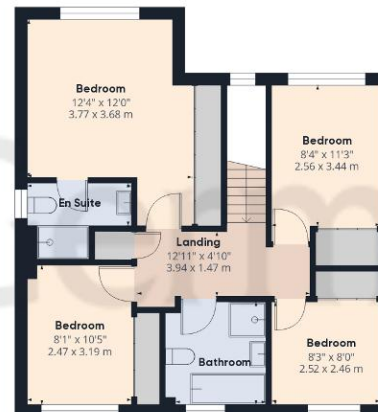
**Our Ref:** JGA/14042025







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1540.53 ft<sup>2</sup>

143.12 m<sup>2</sup>

**Reduced headroom**

15.17 ft<sup>2</sup>

1.41 m<sup>2</sup>

(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**



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#### Agents' Notes

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**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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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