

Grange Court

Hixon, Stafford, ST18 0GQ

John German





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£450,000

An immaculately presented and considerably improved detached house situated in this small and exclusive development. It has been particularly well maintained and is appointed to a high standard throughout.



Accommodation

Entrance door opens into the reception hall with an engineered oak floor, useful storage cupboard and internal door to the garage.

The elegant lounge has a marble fireplace and hearth housing a living flame fire, and double French doors open to the conservatory. Also off the lounge, double doors lead to the separate dining room that has a front facing bay window and there is also a useful separate study having professionally fitted furniture.

The breakfast kitchen has an extensive range of units with stainless steel accessories, contrasting granite work surfaces, a recessed ceramic sink, stainless steel hob, oven, grill, extractor canopy above and dishwasher, plus superb tiled floor and downlighting. Please note the American style fridge/freezer is not included in the sale.

A separate utility room has space and provision for domestic appliances, a circular stainless steel sink and a door to a guest cloakroom fitted with a two piece suite.

The highly impressive first floor landing leads to five bedrooms, four of which are double in size and three have contemporary style fitted wardrobes.

The principal bedroom is exceptionally spacious, has fitted furniture and an en suite fitted with a Vernon Tutbury white suite comprising shower and drying area, wall mounted wash basin, low flush w.c, exquisite tiling, chrome towel radiator and downlighting.

The second bedroom is also en suite and fitted with a Vernon Tutbury suite comprising double width shower, low flush w.c, pedestal wash basin, superb tiling, chrome radiator and downlighting.

A luxurious appointed family bathroom has a corner bath with shower above, w.c, pedestal wash basin, chrome towel radiator, downlighting and beautiful contrasting tiling.

The property is situated in this very pleasant cul de sac and has a wide, mainly brick block paved drive edged in brick, side lawn and established borders. A gated side entrance leads to a block paved rear terrace with lawn beyond, established borders and backing onto fields.

Hixon is an exceptionally popular village with a welcoming country dining pub, local shop/post office, primary school and village church. The village is exceptionally convenient for commuters. The county town of Stafford to the west has an intercity railway station with regular Virgin services to London Euston taking only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Agents Notes

- 1) There is a planning application to the lane to the front of the property for 11 houses (Ref: 15/22017/OUT)
- 2) Fields to the rear had a planning application for 50 semi/detached properties which was initially refused in July 2015 (Ref: 18/29383/OUT).

For further information with regard to both of these applications please visit Stafford Borough Council Planning Portal.

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.

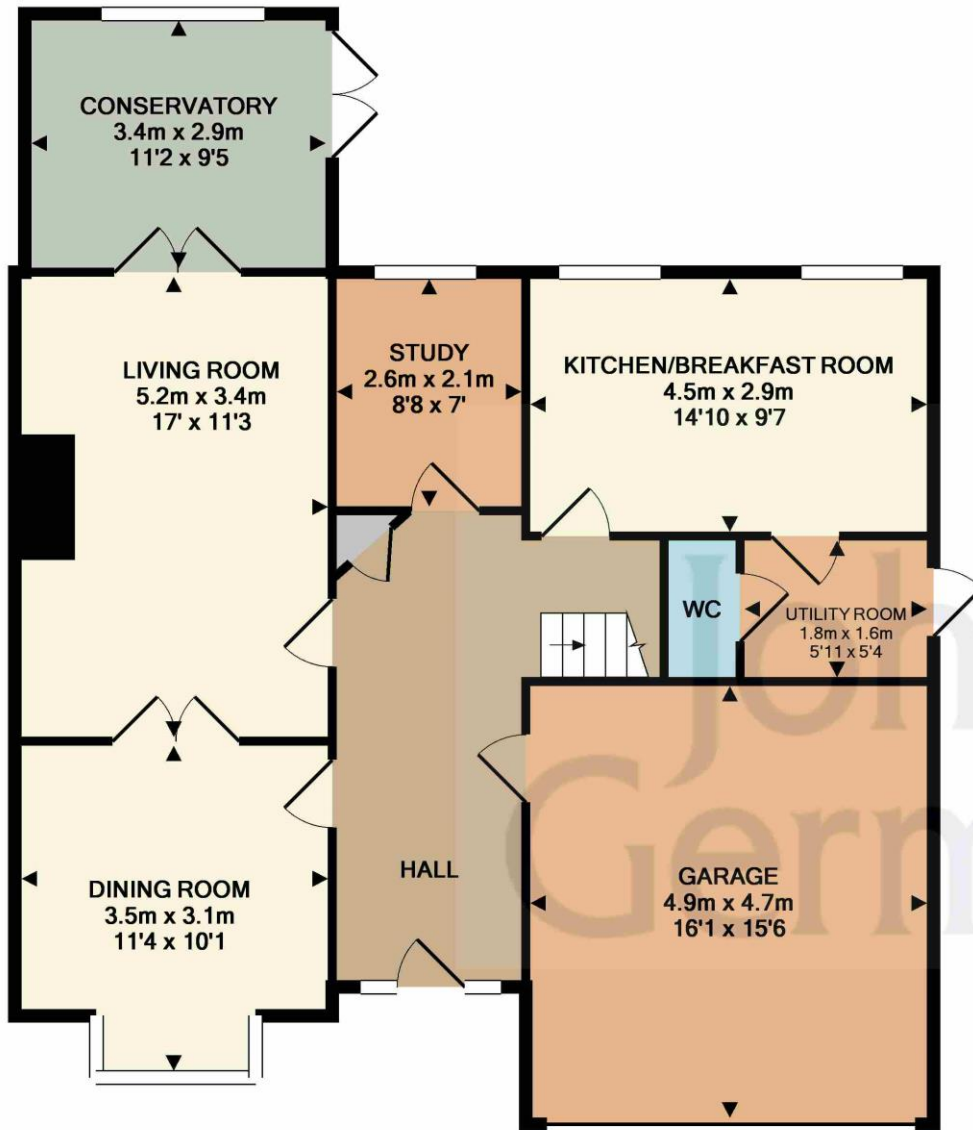
Local Authority/Tax Band: Stafford Borough Council / Tax Band G

Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

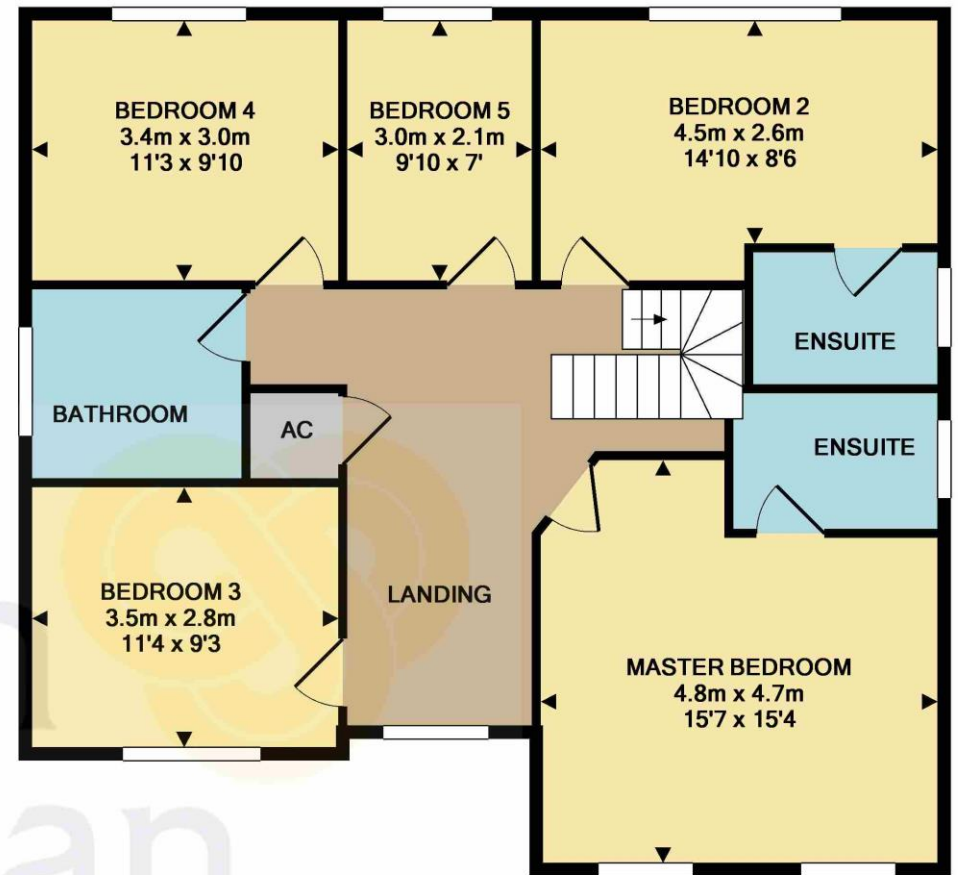
Our Ref: JGA/010819







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

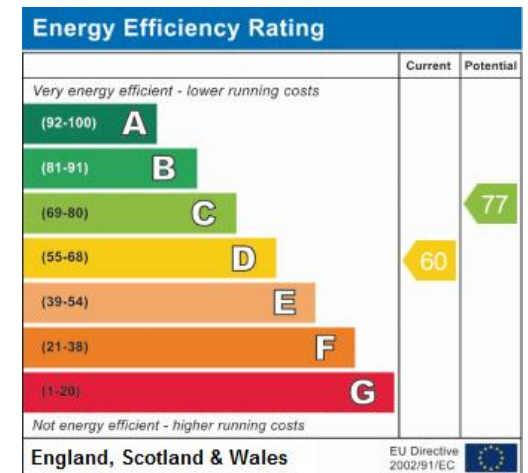
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



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