

Martins Way

Hixon, Stafford, ST18 0PW



This spacious three bedroom semi-detached family home offers two reception rooms, three bedrooms, extensive off-road parking and is situated in a popular village location.

£192,500

John German 

Ideally positioned just off the A51 Stone to Lichfield Road, within easy access of the M6 and A38, and 8 miles south east of Stafford Town. Also, only a stone's throw away from Shugborough Hall, ancestral home to the earls of Lichfield. You can enjoy a stroll to the local country pub, the "Bank House" which dates back to the 17th century. There is also a small supermarket, barbers, Chinese takeaway, primary school, and Church.

The property comprises of an entrance door leading into the spacious hallway, having stairs rising to the first floor and doors off into the dining room, living room and kitchen.

The dining room comprises of a uPVC double glazed window to the front aspect, electric fire and laminate flooring. The living room has a uPVC double glazed window to the front aspect, electric fire, storage cupboard and carpeted flooring.

The kitchen comprises of a range of wall and base units with integrated double oven, dishwasher, electric hob with extractor over and an inset stainless steel sink with drainer and mixer tap over, as well as a free-standing fridge/freezer. Located off of the kitchen is the utility area, with plumbing and power for a

washing machine, plumbing for a toilet and a door out to the rear garden.

Upstairs, the master bedroom has a built-in double wardrobe, uPVC double glazed window to the front aspect and carpeted flooring. The second bedroom is an additional spacious double, complete with built-in storage cupboard housing the hot water cylinder, uPVC double glazed window and laminate flooring. Lastly, bedroom three is an ideal single bedroom, or potential office space with a uPVC double glazed window to the rear aspect and a store cupboard.

The modern family bathroom has a white suite comprising of a panelled bath with electric shower over, low level WC, sink and half-tiled walls.

To the front of the property, there is ample off-road parking for up to six vehicles and access to the rear is via a secure side gate leading to the low maintenance garden, with a brick store house, large patio and raised stoned area.

Agents Notes

The property was originally non-traditional construction and was underpinned and re-bricked in 2002.

There is electric heating throughout.

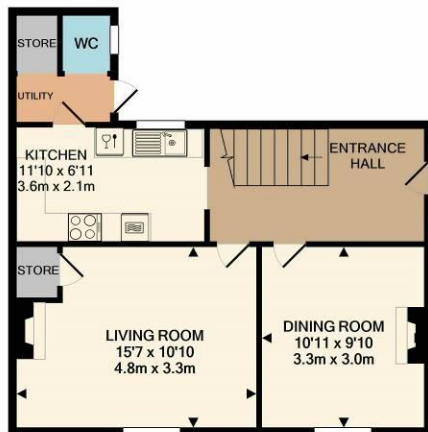
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

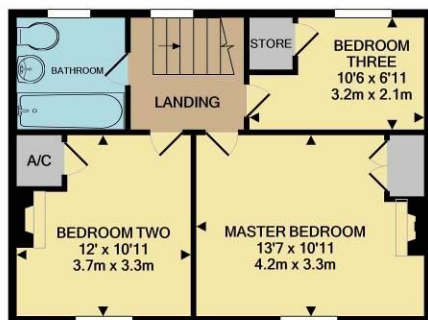
Useful Websites: www.environment-agency.co.uk, <https://www.staffordshire.gov.uk/environment/planning/homepage.aspx>

Our Ref: JGA/210121

Local Authority/Tax Band: Staffordshire County Council / Tax Band A



GROUND FLOOR
John German
 Estate Agents & Chartered Surveyors



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

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