

Highfield Road
Stafford, ST18 0LY



A very well presented detached bungalow occupying a delightful position within the village of Hixon.

£325,000

John German 

This attractive three bedroom detached bungalow is located in the sought after village location of Hixon, positioned within easy reach of commuting links and the nearby county town of Stafford.

Hixon has a good range of amenities including two local mini super-markets, one of which is a recently built Co-Op and the other a Morrisons daily store, the village also offers a Chinese takeaway, hairdressers and welcoming village pub. The village is in easy access of Stafford and Cathedral City of Lichfield. The nearby County Town of Stafford has a selection of high street shops, restaurants, bars and much more. There is an excellent railway station with regular services operating to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 & 14 of the M6 provides direct access into the national motorway network and M6 Toll Road. For local schooling this detached bungalow on Highfield Road falls into the catchment area for St. Peter's CoE Primary School, situated on Church lane in Hixon and for Secondary Education its The Weston Road Academy located in Stafford.

Internally the property comprises of composite entrance door opening into the welcoming hallway with carpeted flooring, oak internal doors leading off to the accommodation and double doors into the storage cupboard. There are three bedrooms, two generous doubles and one smaller single ideal as a guest bedroom, office or even dressing room. There is a recently re-fitted modern family shower room with fully tiled walls, low level WC, wash hand basin with floating unit below, double shower unit with rainfall shower, illuminated bathroom mirror, spotlights to the ceiling and an obscured upvc double glazed window to the rear aspect. There is a open plan Lounge/Kitchen area, with a beautiful feature fire, double doors opening into the conservatory with a tiled insulated roof making this a great all year round room, and a modern grey fitted kitchen with quartz worksurfaces, breakfast bar area and a range of integrated appliances.

Outside to the front of the property is a block paved driveway providing off-road parking for 3 vehicles and access to the garage with up and over door, there is a lawned front & side garden with a large variety of plants and shrubs with far reaching countryside views. To the rear of the property is a fully enclosed garden with block paved patio seating area, lawned garden, garden shed and secure side access gate.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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 D

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

Our Ref: JGA22032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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