

# Church Lane

Hixon, Stafford, ST18 0PU



An attractive detached family home offered to the market with no upward chain situated in the desirable village of Hixon.

£289,950

John German 

Offered to the market with no upward chain is this attractive four bedroom detached family home situated on Church Lane in the popular Staffordshire village of Hixon. Hixon has a good range of amenities including two local mini supermarkets, 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, the market town of Rugeley 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 property falls into the catchment area for St. Peter's CoFE 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 with glazed side panel opening into the welcoming hallway with Karndeian wooden effect flooring, carpeted stairs rising to the first floor landing with an open understairs storage space , a door leading into the kitchen and an opening into the living room. The spacious living has Karndeian wooden effect flooring, modern media wall housing the feature electric fire, UPVC double glazed window to the front aspect and French doors to the rear leading out to the garden.

The kitchen/diner has a range of matching wall and base units with fitted worksurfaces with inset stainless steel sink with drainer and mixer tap over, and a range of integrated kitchen appliances including an oven, four ring gas hob with extractor over and a dishwasher. There are UPVC double glazed windows to the front and rear aspects, a door leading into the lean-to storage space which provides access to the front and rear of the property and an archway leading into the dining room with wooden effect flooring and glazed sliding doors leading out to the rear garden.

Upstairs there are four bedrooms and the modern family shower room. The master bedroom has UPVC double glazed windows to the front and rear aspects, carpeted flooring, feature wall panelling and free-standing bath with a central mixer tap and shower attachment which sits on a tiled floor. The second spacious double bedroom has a built-in wardrobe with hanging rail, radiator , carpeted flooring, and UPVC double glazed window to the rear elevation. Bedroom three is a further double bedroom and a bedroom four is a smaller single bedroom. The Modern family shower room has a walk-in double shower with rainfall shower attachment, wash hand basin set within a vanity unit with mixer tap and cupboard beneath and a low level WC.

Outside to the front of the property is a block paved driveway which provides ample off-road parking for several vehicles with a lawned garden to the side. There is a separate garage with power and up and over door. To the rear of the property is an enclosed garden laid mainly to lawn with paved patio seating area and a variety of plants and shrubs.

**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:** Standard **Parking:** Driveway

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

**Our Ref:** JGA02092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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