

Grange Court

Hixon, Stafford, ST18 0GQ

John German



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£535,000

A beautifully presented modern detached house that provides outstanding and spacious family accommodation, situated in a popular village.

Accommodation - Step inside the reception hall that provides a particular welcome introduction to this superb property, having a wood strip floor, cupboard and stairs rising to the first floor landing. On your left is the dining room which has an attractive deep front facing bay window and double doors opening into the charming lounge which has a splendid stone fireplace having a granite inset and hearth. Double doors open to an excellent conservatory with tiled floor and access out to the rear garden.

Also off the hall is a separate study that has a fitted range of office furniture. Next is the breakfast kitchen fitted with a superb range of units complemented by granite work surfaces, a Belfast style recessed sink, a stainless steel hob with an extractor canopy over and double oven beneath in addition to a dishwasher. There is space for an American style fridge freezer (not included in the sale). Tiled flooring runs underfoot and continues into the utility room that has space and provision for domestic appliances plus access into the guest's cloakroom which has a pedestal wash basin and WC.

The spacious first floor landing gives access to five excellent bedrooms, four of which are double in size. The principal bedroom is extremely spacious and has a stylish range of fitted and built in furniture along with a luxuriously appointed en suite with shower having a drying area, wall hung wash basin, WC, chrome vertical towel radiator and superb tiling.

The second bedroom also has the benefit of its own en suite having a double shower, wash basin and WC.

The three further bedrooms share the very well appointed family bathroom comprising corner bath with shower, pedestal wash basin, WC, a chrome vertical radiator and exquisite wall and floor tiling.

Outside - The property stands back from the road beyond a double width drive that gives access to the double garage, having a useful internal door into the reception hall. A block paved gated side entrance leads to the very pleasant deep sun terrace with lawn beyond, established borders and a raised deck. The garden enjoys some particularly pleasant views.

Hixon is a very popular village that has a primary school, welcoming village pub and various local shops. There are many picturesque Staffordshire delights close to hand including Cannock Chase, Shugborough Hall, the Trent and Mersey/Staffs and Worcester canal network and Blithfield Reservoir.

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. The land registry documents refers to rights and covenants, a copy of which is available upon request. The property is situated off a shared private cul de sac drive. There is planning permission for a residential development on land opposite Grange Court.

Property construction: Traditional

Parking: Drive and double 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 and Ultrafast all 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 G

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

Our Ref: JGA/01092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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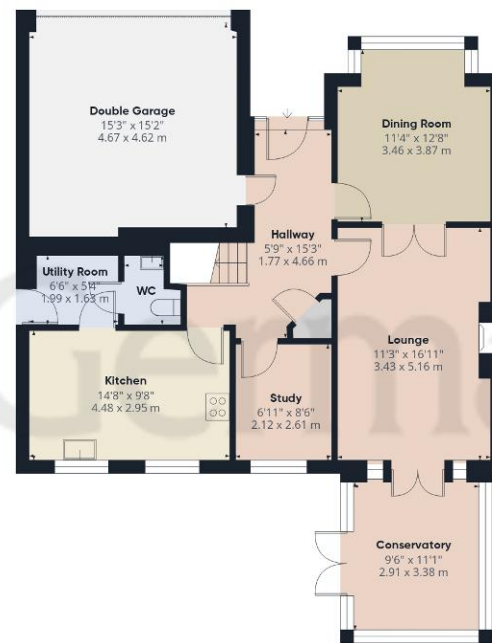


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Ground Floor

Approximate total area⁽¹⁾

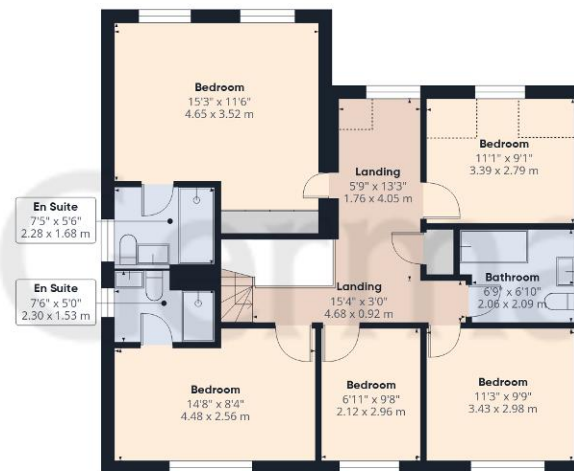
1948 ft²

181.2 m²

Reduced headroom

27 ft²

2.5 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

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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		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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