



Offers In Excess Of £240,000

3 Bedroom Terraced House for sale
9 Stoney Brook Close, Hixon, Stafford





Overview

Modern, Quirky & Full of Character – 3 Bedroom Home in the Heart of Hixon



Key Features

- 3 Double Bedrooms
- Semi-Rural Location
- Great Local Amenities
- Off-Road Parking
- Ensuite Shower Room
- Large Lounge/Diner
- Conservatory
- Guest WC
- Perfect First Time Buy Opportunity
- EV Charger





Modern, Quirky & Full of Character – 3 Bedroom Home in the Heart of Hixon

If you've been dreaming of peaceful village life but don't want to give up convenience, this one's for you. Hixon offers a warm, welcoming community (we've even lived here ourselves, so we know how great it is!) with plenty of local amenities, excellent road links, and solid public transport connections.

This 3-bedroom home is far from your standard layout - and that's what makes it so appealing. Whether you're a first-time buyer, downsizer, or looking for a smart rental investment with a healthy return, it's worth a closer look.

Downstairs, you've got the all-important WC and a recently redesigned kitchen with a brilliant breakfast counter (bonus: storage underneath!). The lounge/diner is spacious and flexible, but here's the twist - there's a large conservatory that works perfectly as a dedicated dining space, freeing up your lounge to be the ultimate chill zone.



Upstairs is where the clever design really shines. Bedroom 2 sits to the left at the top of the stairs, all on its own, making it a generous, dual-aspect retreat. The modern bathroom is perfectly placed for a long soak after a busy day. Bedroom 3 is a surprisingly roomy double, and the master boasts fitted wardrobes and its own ensuite.

This home ticks so many boxes - and it's got that little something different that makes it stand out from the rest. Come and see it before someone else snaps it up!

MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: C

Construction Type: Traditional

Sources of Heating: Mains gas

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: 1800

Mobile Signal/Coverage: Signal strength (0-4) EE: 3, Three: 0, O2: 3, Vodafone: 3

Parking: Driveway

Building Safety: n/a

Listed Property: no

Restrictions: n/a

Private Rights of Way: n/a

Public Rights of Way: n/a

Flooded in Last 5 Years: no

Sources of Risk: n/a

Flood Defences: n/a

Planning Permission/Development Proposals: n/a

Entrance Location: ///matchbox.thrashing.cartoons

Accessibility Measures: n/a

Located on a Coalfield: n/a

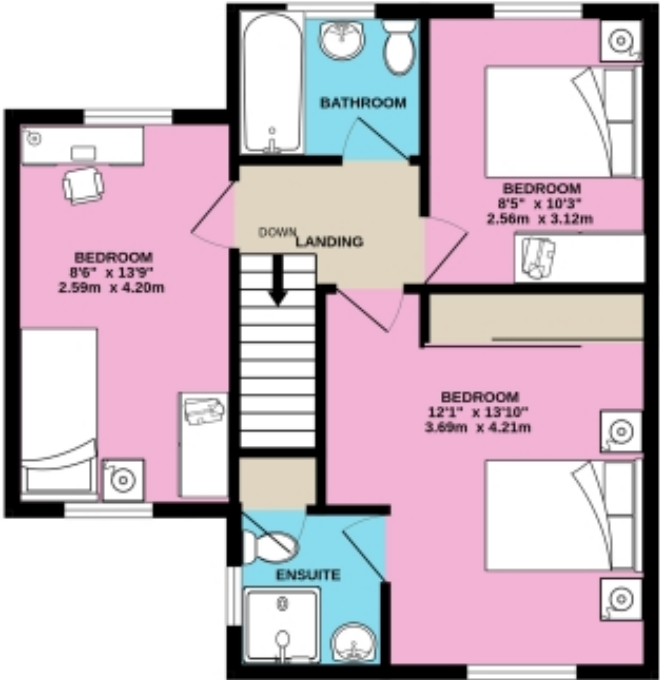
Other Mining Related Activities: n/a

Floorplans

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

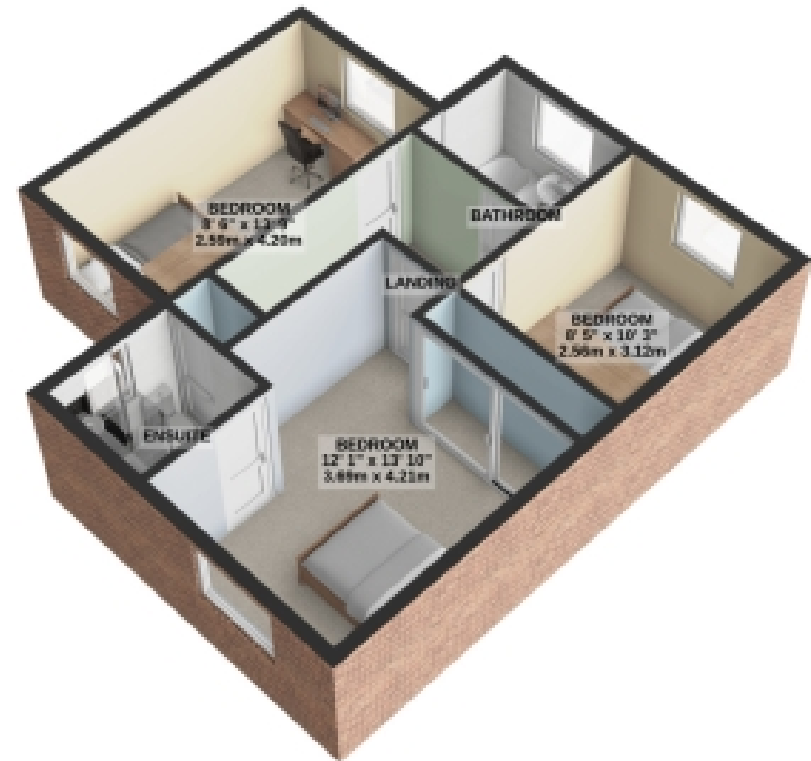
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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