

Hall Farm Close

Hixon, Stafford, ST18 0FU

John 
German





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Offers over £450,000

An impressive detached family home nestled within a quiet cul-de-sac within the ever popular Staffordshire village of Hixon.

This attractive four bedroom detached family home is situated on Hall Farm Close, a quiet cul-de-sac with a central green area, located within 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 a 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 home comprises; A composite entrance door opens into the welcoming entrance hallway with a beautiful wooden flooring, carpeted stairs rising to the first floor landing, with useful bespoke understairs area, perfect for your families furry friends. There is a useful door into the garage. The guest cloakroom has a low level WC, corner wash hand basin, half panelled feature walls, obscured uPVC double glazed window to the front aspect, and a wall mounted radiator. To the front lies the living room with carpeted flooring, ceiling light point, and a uPVC double glazed walk in bay window with a fitted box seat. Bi-fold doors off the hall open into the impressive open plan kitchen/living area which is the heart of the home and has a beautifully refitted kitchen with an extensive range of matching wall and base units along with a selection of integrated appliances plus a superb breakfast bar area, a beautiful tiled floor and a rear facing window. There are both spotlight and ceiling light points. The kitchen effortlessly flows into the second living area ideal as a family zone or dining area with wooden style flooring and French doors leading out to the rear garden. Completing the ground floor is the utility room with space and plumbing for a washing machine, space for a freestanding fridge/freezer and a door leading out to the side of the home.

Upstairs you are greeted by four generously sized bedrooms, the impressive master bedroom has carpeted flooring, two windows to the front aspect, a range of fitted bedroom furniture, and a stunning refitted en-suite shower room comprising of low level WC, sink with vanity unit below, wall mounted illuminated bathroom mirror, large double shower with rainfall attachment with matt black fittings, spotlights to the ceiling, and an obscured UPVC double glazed window to the front aspect. Bedrooms two and three are further generously sized double bedrooms and bedroom four acts as an ideal single bedroom or home office, ideal for those looking to work from home. The family bathroom has floor to ceiling tiling, low level WC, wash hand basin, chrome style heated towel rail, and an obscured UPVC double glazed window to the side aspect.

Outside to the front of the property is a lawned front garden and a driveway providing off-road parking giving access into the garage with up and over door along with power and lighting. The property enjoys an enviable position located at the end of the cul-de-sac and has a large green area directly opposite the home. To the rear of the property is an enclosed garden laid mainly to lawn with a brick retaining wall, and a large patio seating area perfect for entertaining with family and friends, a variety of plants, trees and shrubs along with a further large side garden laid with paved slabs providing a generous side garden area.

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: Traditional **Parking:** Drive & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

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

Broadband type: Fibre - 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: JGA/01062026







Ground Floor

Approximate total area⁽¹⁾

114.4 m²

1232 ft²



Floor 1



(1) Excluding balconies and terraces

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

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

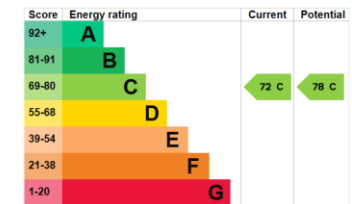
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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