

# Meadow Glade

Hixon, Stafford, ST18 0NT



A particularly attractive and tastefully presented semi-detached house which has been considerably improved and provides excellent family living accommodation. There is a semi open plan dining kitchen opening to a conservatory which has the considerable benefit of a lightweight tiled roof.

£275,000

John German 

Please The reception hall has stairs rising to the first floor landing and leads to a delightful lounge which has a front facing bow window and attractive fire surround with marble hearth and inset. Hard flooring extends into the spacious dining area which is semi open plan to the kitchen. The kitchen has an excellent range of attractive units with contrasting granite work surfaces and drainer, stainless steel 1.5 sink, understairs pantry, tiled splashbacks and tiled floor. From the dining area, there is a wide opening into the conservatory which has the considerable benefit of a lightweight tiled roof and has double French style doors opening onto the attractive garden.

At the side of the property and accessed from the kitchen, there is a garage/store and a splendidly appointed shower room, having a double width shower, and WC incorporating a wash basin. There is also a utility room with space and provision for domestic appliances.

The first floor landing leads to three bedrooms and an attractively presented bathroom which comprises bath with screen and shower above, wash basin and WC.

To the front of the property there is a spacious drive which is capable of parking two/three cars. To the rear of the property, there is a sun terrace, dwarf wall to a lawned area, and two garden sheds.

Hixon is a popular village which has two mini supermarkets, welcoming country pub and takeaways. It is also convenient for the county town of Stafford which has a wide range of amenities including an intercity railway station where there are regular services operating to Euston, some of which take only approximately 1 hour 20 minutes. Main arterial roads include the A51 and junctions 13 and 14 provide direct access into the national motorway network and M6 toll.

Agents notes: The Land Registry document refers to covenants and a copy of the document is available upon request.

Curtains, blinds and shutters may be available by separate negotiation.

All garden ornament pots will be retained by our clients.

**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:**

**Parking:**

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

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

**Broadband type:** 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 B

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

**Our Ref:** JGA/04122025

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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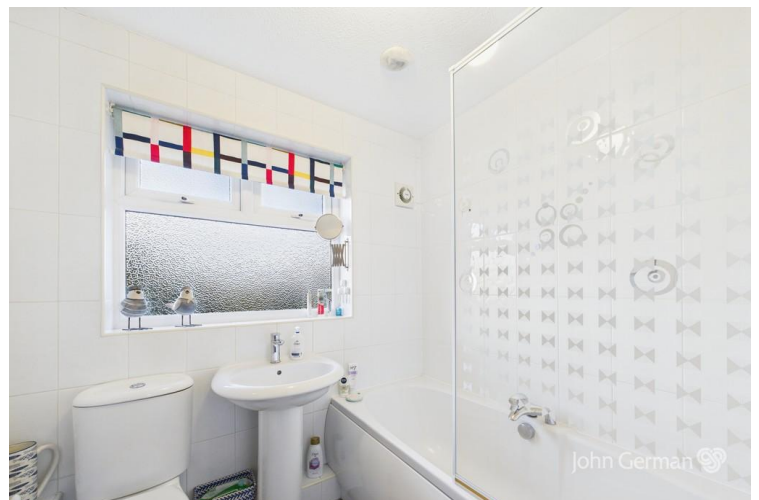
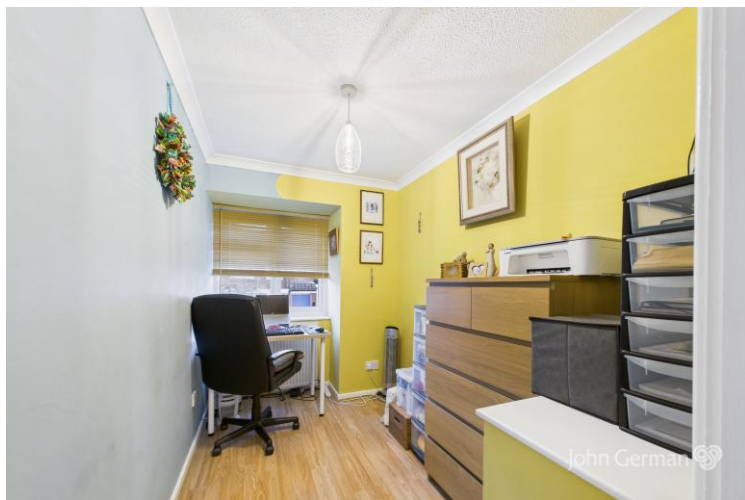
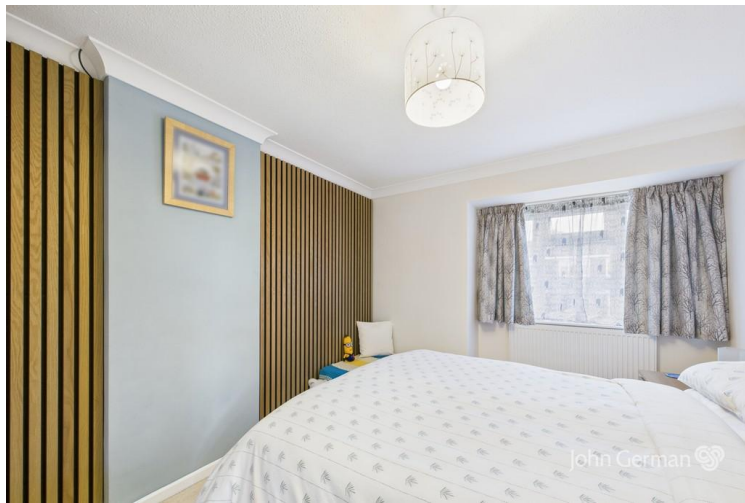
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**Approximate total area<sup>m</sup>**  
1062 ft<sup>2</sup>  
98.7 m<sup>2</sup>

(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.

**GIRAFFE360**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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### Agents' Notes

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### 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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