

Tixall Road

Stafford, ST16 3XJ

John
German



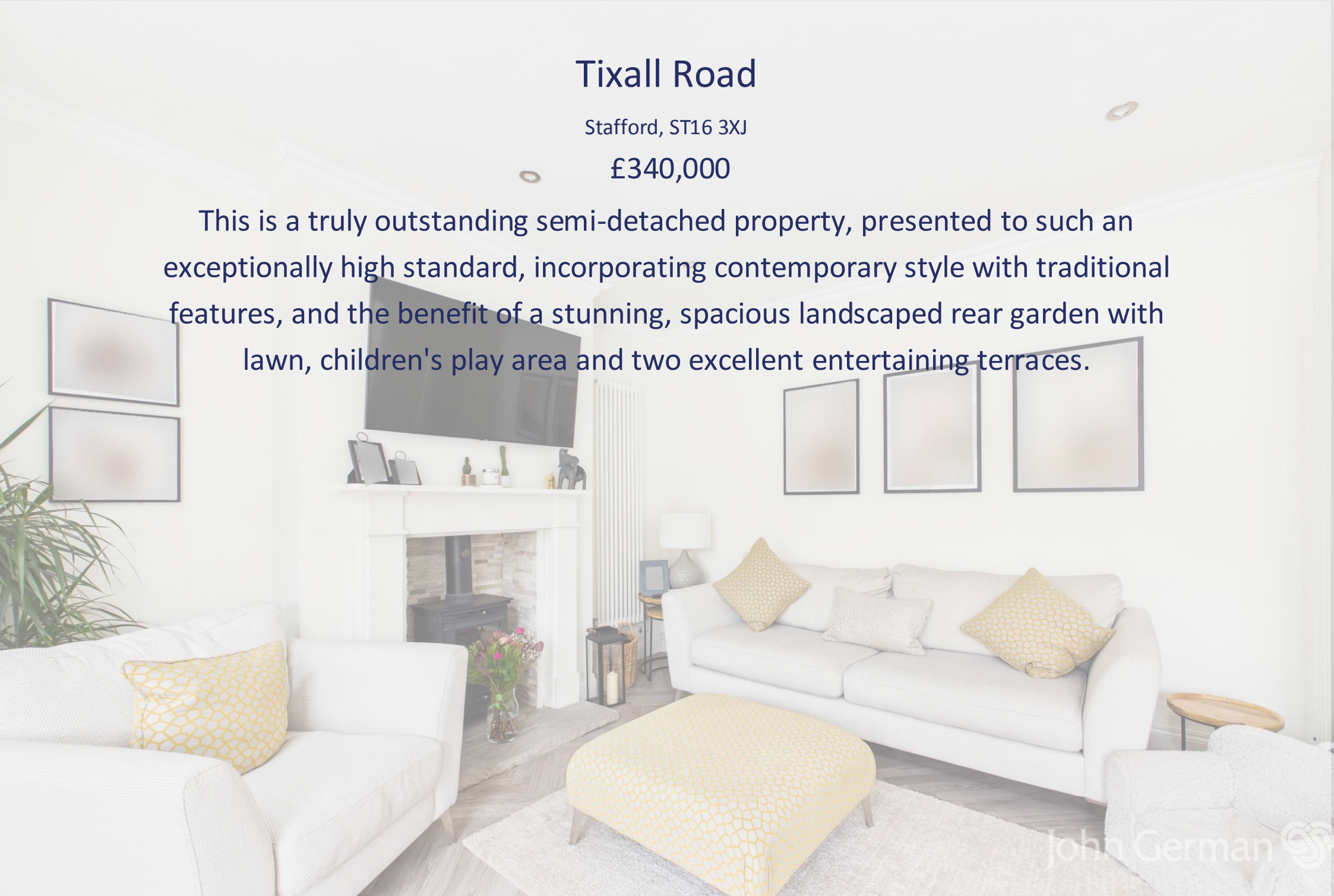


Tixall Road

Stafford, ST16 3XJ

£340,000

This is a truly outstanding semi-detached property, presented to such an exceptionally high standard, incorporating contemporary style with traditional features, and the benefit of a stunning, spacious landscaped rear garden with lawn, children's play area and two excellent entertaining terraces.



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The porch leads to a reception hall providing a most welcome introduction to this outstanding property, with stairs rising to the first floor landing which feature attractive panelled walls, and superb floor tiling which extends into the cloakroom, fitted with a WC and wash basin. There is a charming sitting room with a part panelled feature wall, a front facing bay window and a rustic brick fireplace (please note the log burner is not connected and not in working condition).

The simply stunning, open plan living, dining kitchen is fitted with an excellent range of units with granite work surfaces incorporating an AEG induction hob with extractor canopy above, a separate split-level double oven, a full height integrated fridge, plus a spacious island unit with granite work surfaces extending to a dining bar, and an integrated wine cooler. There is a fireplace housing a cast log burner, two vertical radiators, part vaulted ceiling with Velux rooflights, and two sets of bi-folding doors opening to the sun terrace.

The first floor landing gives access to three bedrooms and the family bathroom. The two rear facing bedrooms enjoy excellent views of the rear garden. The principal bedroom has part panelled walls. The second bedroom has a front facing bay window and an extensive range of built-in wardrobes. The beautifully appointed bathroom comprises of a bath, WC, an oval wash basin set on a modern unit with shelving and cupboard beneath, and a separate shower with drying area and both conventional and waterfall heads. There is a feature mirror which incorporates a TV, a vertical towel radiator and gorgeous tiling.

Outside, the house stands back from the road behind a lawned garden and mature hedge, with a side driveway leading to the garage. To the rear of the property, there is a stunning garden which has been landscaped to a high standard and features a beautifully tiled terrace with steps up to a spacious lawn having established borders and a children's play area. At the end of the garden, there are feature steps leading to a large, slightly raised sun terrace which has contemporary style horizontal fencing.

The house is situated on a popular and established road, very convenient for the county town centre of Stafford, which has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

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.

Some images within this brochure have been digitally enhanced or generated using AI technology.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

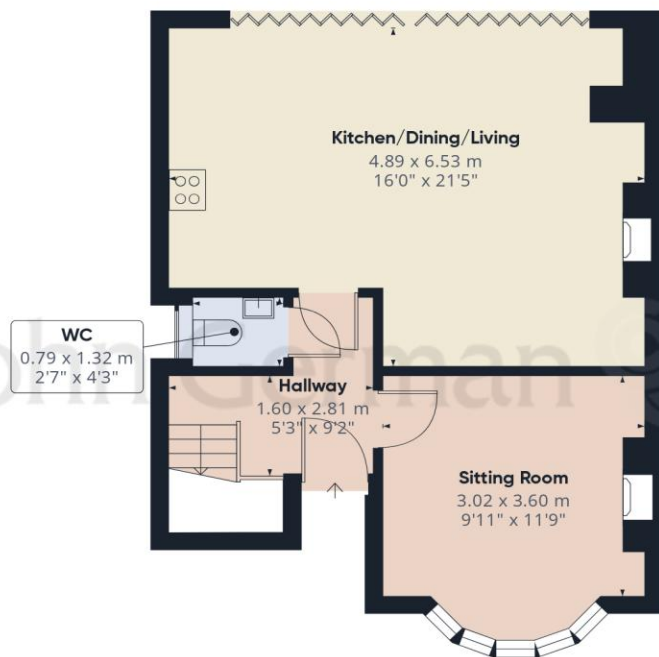
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/08052026



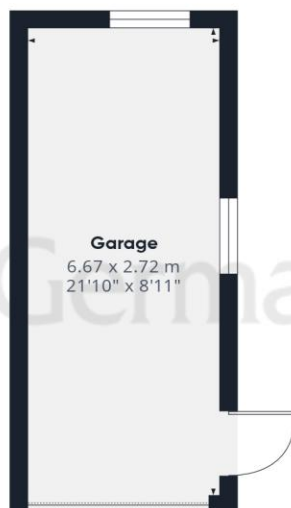




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

104.5 m²

1124 ft²

(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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Agents' Notes

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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.

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.

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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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