

Stoney Brook Close

Hixon, Stafford, ST18 0FQ



John German 



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A truly outstanding semi-detached house which is so stylish and exceptionally well appointed. Also having the considerable benefit of having a new roof.

£250,000



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Step inside the reception hall with stairs rising to the first-floor landing. Leading off is a cloakroom which is splendidly appointed having a rectangular wash basin set into an integrated unit with cupboards and a WC set into a matching unit.

The superb and exceptionally well-appointed kitchen has an excellent range of units with quartz work surfaces and a splash plate above the hob along with contrasting glass splash plates to other areas, a recessed composite sink, an integrated hob, oven and fridge freezer.

The delightful lounge has an understairs cupboard and patio door to the very pleasant conservatory.

The first floor landing has loft access with a pull-down ladder to a partly boarded roof space. There are two bedrooms, both of which have a splendid range of built in wardrobes and one of which has an additional cupboard housing the boiler. These are served by the splendid shower room with exquisite full height tiling and a contrasting tiled floor, shower, wash basin and WC set into an integrated unit incorporating cupboards that extends full width to one wall.

Outside - to the rear is a very pleasant terrace and lawned garden along with gated side access. There is also a semi-detached garage and a drive.

Hixon is a very popular village with local country pub, shops, food takeaways and a school.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
The Land Registry refers to rights and covenants, a copy of which is available upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Traditional
Parking: 1 Parking space on 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: TBC - 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
Our Ref: JGA/20082026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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