Vine Close

Hixon, Stafford, ST18 0FE

John German

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£435,000

An attractive detached house which provides excellent family sized accommodation and occupies a particularly impressive and spacious plot.

The reception hall has stairs rising to the first floor, an understairs cupboard and a cloakroom fitted with a WC and rectangular wash basin with integrated cupboard beneath.

The delightful and well-proportioned lounge features a front facing bow window, a traditional fireplace with coal effect gas fire, and double French style doors opening onto the terrace and garden. From the lounge, superb bi folding doors open into the dining room which also has French style doors opening onto the terrace and garden.

The breakfast kitchen can be accessed from the dining room and hall and is fitted with an extensive range of modern grey coloured units with contrasting work surfaces and breakfast bar, with tiled splashbacks. Off the kitchen, the separate utility has a matching range of units and space and provision for a washing machine and tumble dryer.

Leading off the hall is a very pleasant study with double doors to a separate gym/hobbies room.

On the first floor, the gallery landing has a useful linen cupboard and gives access to four double bedrooms and the family bathroom. The principal bedroom has mirror fronted wardrobes which extend to the full width of one wall and a very well-appointed ensuite comprising a spacious shower with both conventional and water fall heads, WC, wash basin and full height tiling with a contrasting tiled floor. The second and third bedrooms also have built in wardrobes.

The family bathroom includes a bath with screen and shower above, wash basin, WC, full height wall tiling and a contrasting tiled floor.

The house is situated in a very pleasant corner position and occupies a particularly impressive plot incorporating a spacious drive which can easily park four cars with wrought iron gates to a further area, plus a garage. To the rear of the house, there is a spacious paved sun terrace with lawn beyond and mature borders. There is also a very useful side area, ideal for the storage of wheelie bins etc.

Hixon is a very popular village with local primary school, shops, takeaways and country pub. Also, very convenient for Uttoxeter to the East, Stone and Stoke on Trent to the north, County Town of Stafford to the West and Rugeley and Lichfield to the South. There are railway stations at Stafford and Rugeley and both of which provide services to London Euston.

Agents Notes:
The land registry document refers to covenants, rights and easements and a copy of which is available upon request.
The gym/hobbies room was converted from part of the garage prior to our clients ownership and there aren't any Building Control certificates.
The physical rear boundary extends to the dwarf brick wall.
It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
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 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10092026

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.

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Ground Floor

Floor 1

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Approximate total area(1)

152.3 m²

1638 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

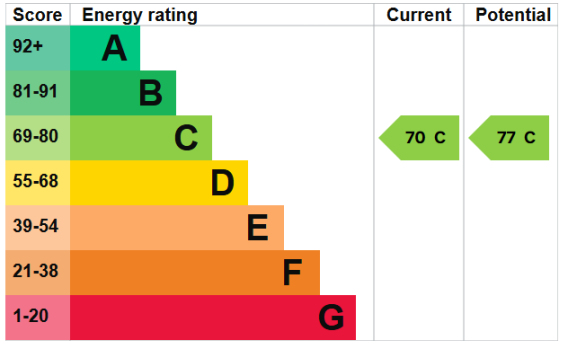
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

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.



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