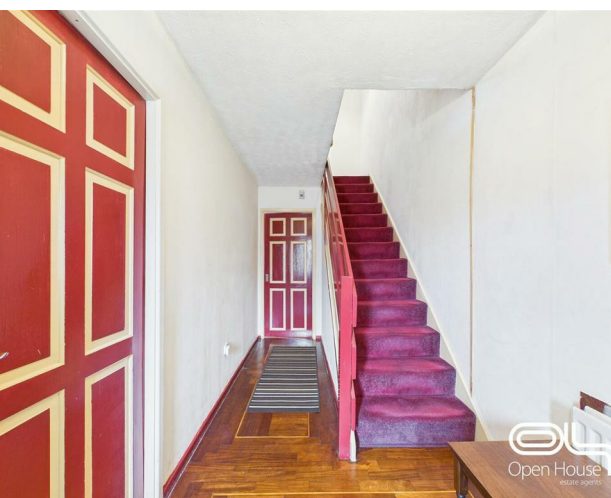


Ridgeway, Hixon, ST18 0NZ
Offers In The Region Of £235,000



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Council Tax Band: C

A Detached Village Home Full of Potential – Priced to Sell

Located on the sought-after Ridgeway in the popular village of Hixon, this spacious three-bedroom detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property.

With 861 sq ft of internal space, the home features a generously sized lounge with feature fireplace, a separate dining area overlooking the garden, a bright kitchen, and three well-proportioned bedrooms. The property also benefits from both a bathroom and a separate WC, along with ample off-road parking, a garage, and a private rear garden.

Although in need of full modernisation, the property has been sensibly priced to reflect the required work – making it an ideal project for investors, families, or first-time buyers with vision.

Built in 1976 and set in a peaceful cul-de-sac location, the house offers all the benefits of village living – with Hixon's amenities, school, countryside walks, and great transport links nearby, including quick access to the A51 and A518.

Whether you're looking to renovate your forever home or seeking your next investment project, this detached house represents a rare chance to add value in a great location.

Early viewing is recommended – properties with this much potential in Hixon don't stay available for long!

About the Area – Hixon, Staffordshire

Set in the picturesque Staffordshire countryside, Hixon is a charming and well-connected village offering a peaceful lifestyle with excellent commuter links. Located just over 8 miles from Stafford and under 10 miles from Stone, it provides a balance of rural living with convenient access to local towns and transport routes, including the A51 and A518.

Local Amenities

Hixon offers a range of essential amenities including a Morrisons Daily, Co-op, post office, pub (The Bank House), takeaway outlets, hair salons, and a pharmacy. The village also has a parish church, community hall, play park, and Millennium Green, fostering a strong community spirit with regular events and social groups.

Transport & Connectivity

The village is ideally suited to car owners, with quick road links to Stafford, Rugeley, and the wider Midlands. Public transport is available but limited, so owning a vehicle is advised for commuting and school transport.

Green Spaces & Lifestyle

Surrounded by open fields and countryside, Hixon is ideal for walkers, cyclists, and nature lovers. It's also just a short drive to Cannock Chase, an Area of Outstanding Natural Beauty. The village itself boasts several green spaces and a relaxed, community-driven pace of life.

Why Buy in Hixon?

Peaceful rural setting with a strong sense of community

Excellent road links for commuting

Local shops, pub, and daily essentials on your doorstep

Great outdoor space and access to countryside walks

Attractive price point for detached homes in Staffordshire

If you're looking for a well-connected village lifestyle with plenty of scope for future enhancement, Hixon is a fantastic place to call home.

Hallway

14'10" x 6'0" (4.54 x 1.85)

Approached via a neat front garden and driveway, this detached home welcomes you through a solid front door into a generous hallway featuring wood flooring and a staircase leading to the first floor. The hallway provides access to the living room, kitchen, and stairs, setting the tone for the rest of the house.

Living Room

14'0" x 11'0" (4.29 x 3.37)

The living room offers a warm and inviting space with a feature fireplace as its focal point. Large front-facing windows allow natural light to fill the room, complementing the wood flooring that stretches across the space. The layout allows for easy flow into the dining room through an archway, creating a versatile area for both relaxing and entertaining.

Dining Room

10'4" x 8'5" (3.16 x 2.58)

Bathed in natural light from double doors opening onto the rear garden, the dining room is perfectly positioned next to the kitchen. This space is ideal for family meals and social gatherings, with room for a dining table and chairs. The wood flooring extends into this room, maintaining a consistent flow.

Kitchen

9'4" x 8'7" (2.85 x 2.62)

The kitchen is well-equipped and functional, featuring a window overlooking the side of the property that brings in daylight. It has sufficient work surfaces and storage, with a door leading outside for convenient access. The flooring here changes to a practical wooden finish, complementing the overall homey feel.

Bedroom 1

10'7" x 8'9" (3.25 x 2.69)

The upstairs accommodation comprises three bedrooms and a bathroom. The master bedroom is a comfortable double room with a large window facing the front. Bedroom two is also a double, situated to the rear with ample space and natural light. The third bedroom is a smaller single room, ideal for a child's room, study, or hobby space.

Bedroom 2

11'0" x 10'4" (3.36 x 3.17)

Bedroom 2 is a bright double room located at the rear of the house, offering generous proportions and a window overlooking the garden. It provides a versatile sleeping or working space with neutral decor to suit a variety of tastes.

Bedroom 3

7'10" x 6'9" (2.39 x 2.06)

Bedroom 3 is a compact single room to the front of the property, perfect as a child's bedroom, home office, or snug. It benefits from a window overlooking the front garden and driveway, and its neutral decor allows for personalisation.

Bathroom

5'7" x 8'3" (1.72 x 2.54)

The family bathroom is fitted with a bath, wash basin, and toilet all in a distinctive blue suite. It has a window providing natural light and ventilation and is fully tiled around the bath area for easy maintenance.

Rear Garden

The rear garden extends the full width of the property and is mainly laid to lawn, bordered by fencing for privacy. There is a paved patio






area closest to the house, perfect for outdoor seating or dining. At the far end, a detached garage provides useful storage or parking space, while garden beds add opportunities for planting.





Open House Staffordshire



| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 86 | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |