

Wales Lane

Barton-Under-Needwood, Burton-on-Trent, DE13 8JG

John 
German





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£535,000

Absolutely delightful late 18th century detached cottage in brick with coped gables & corbelled eaves hinting at genuine character within, all set on a lovely garden plot in this popular & thriving village within John Taylor Catchment.



This Grade II listed cottage is available with vacant possession and has an array of character features including an inglenook fireplace, exposed beams and latch doors. The village offers a wide range of amenities including shops, post office, public houses, doctors surgery, eateries, Barton Marina and schooling at all levels. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

A rustic gabled timber porch with solid entrance door opens into the attractive beamed dining room having a large inglenook fireplace. The room is dual aspect with windows to both front and rear aspects and an enclosed staircase off to the first floor with useful storage cupboard below.

Off the dining room a latch door opens into a very pleasant and well-proportioned beamed sitting room having a wood burning stove. A wide, open uPVC double glazed bandstand style conservatory provides an excellent vantage point from which to enjoy the delightful garden.

There is a neatly fitted kitchen with base and wall units with roll edge work surfaces incorporating an inset sink and drainer with mixer tap. Integral appliances include an electric hob, integrated microwave, Bosch double oven plus space for further appliances and plumbing for a washing machine. There is a tiled chimney breast housing the gas fired boiler.

Off the kitchen is a newly refurbished tiled bathroom with a white and chrome suite comprising tiled bath and shower with glazed screen, WC, wash hand basin mounted on heritage base unit and radiator/towel warmer.

To the rear is a useful utility, cloakroom and pantry area with a glazed door access to the garden.

The stairs ascend to the first floor landing with a rustic balustrade and window to the rear, built-in airing cupboard and a further cloakroom/WC.

There are two excellent double bedrooms, each with dual aspects and canopied ceiling; the principal bedroom having fitted cupboards plus a good sized third bedroom which also has a front facing window and fitted cupboards.

To the front is a decorative fore garden with a picket fence and hedgerow and a brick paved path and borders give access to the rear. Double timber gates provide access to a side driveway which in turn continues to the rear providing ample parking and manoeuvring space, together with access to a detached timber garage. The garden is laid to lawn with mature trees with rustic pathways and an ornamental pond to lend further interest.



Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/27062022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F



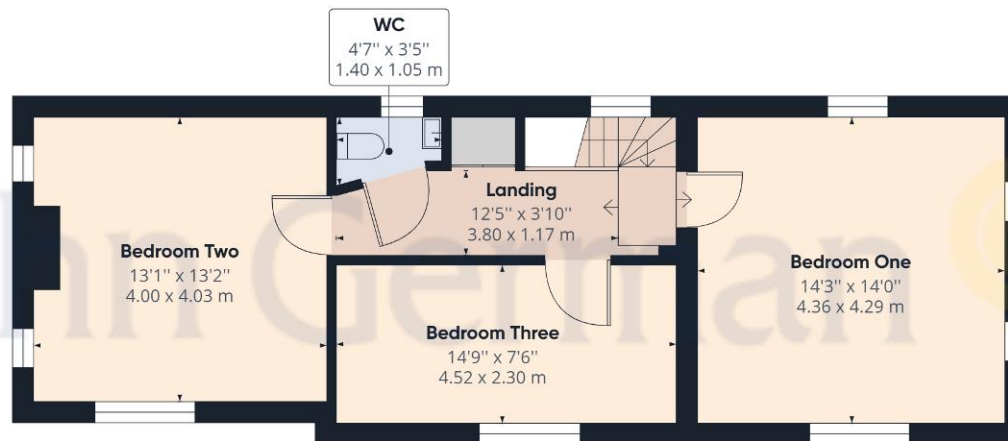


Ground Floor Building 1

Approximate total area⁽¹⁾

1265.77 ft²

117.59 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

EPC NOT REQUIRED – GRADE II LISTED



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