

The Green

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

John German





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Guide Price £750,000

A wonderful family home, standing on a superb corner plot with in-and-out driveway, three garages, three reception rooms, fabulous living dining kitchen, four bedrooms, and a large conservatory.



This wonderful family home is set in the popular Staffordshire village of Barton-Under-Needwood, well served by a range of pubs, shops, and eateries all close by in this vibrant area. Together with being within the John Taylor catchment area, in addition to having excellent transport links provided by the A38. There are also train services available in the nearby centre of the Cathedral city of Lichfield.

The house stands on a wonderful plot having an in-and-out driveway which is largely block paved and gravelled, together with a raised front garden. The front entrance door opens into a reception hall with parquet flooring, staircase off to the first floor, and doors leading off.

The ground floor accommodation begins with a useful study/home office with window framing views to the front, together with an adjoining guest WC.

There is cosy snug with window framing the views to the rear, in addition to a good sized storage cupboard,

The lounge is a light and spacious room with a fireplace providing the focal point with a window framing the views across the driveway to front, together with French doors opening into a large conservatory having a glazed roof.

The highlight of the ground floor is the fabulous, open-plan living dining kitchen which has been beautifully appointed with a bespoke range of base and eye level units in oak, with granite work surfaces over and a matching centre island. Tiled flooring runs throughout, plus there is space for a range style cooker and large fridge freezer.

Off the kitchen is a useful utility room offering additional appliance space, a door to the integral garage, a window and door to the rear, plus a further WC off.

To the first floor, the landing has plenty to offer with three fitted storage cupboards, together with a potential study area with skylights over and doors leading off to four bedrooms. The master suite is a particularly generous double with skylight and an en-suite shower room comprising shower cubicle, WC, and wash basin. Bedroom two enjoys a dual aspect and has the luxury of its own en-suite comprising shower cubicle, WC, and wash basin.

Whilst bedrooms three and four, both generous doubles, and are served by the well appointed family bathroom with a suite comprising bath, shower cubicle, pedestal wash basin and WC.

To the rear, there is a block paved terrace ideal for outside dining, together with shaped lawns. This property is perfect for the car enthusiast, having two further garages within the rear garden, having an up and over front entrance doors, plus light and power points. The rear driveway is accessed via timber gates off Captains Lane.

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.

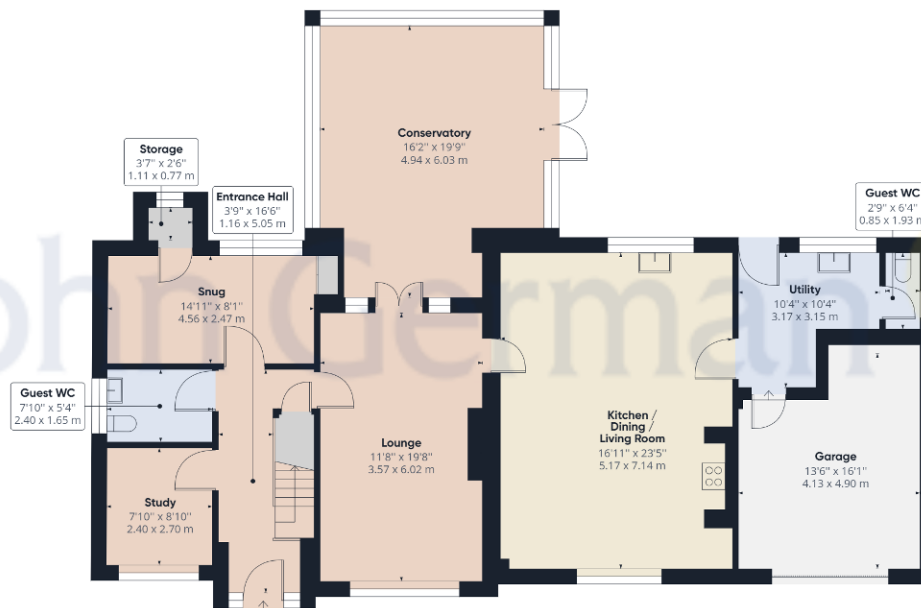
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25042023

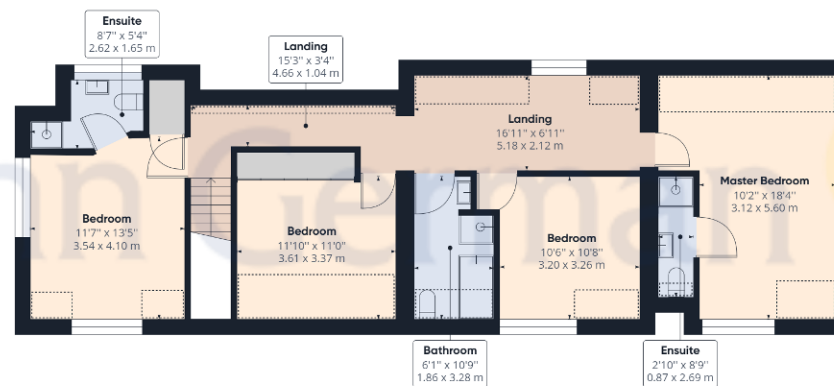
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2560.33 ft²


237.86 m²

Reduced headroom

157.57 ft²

14.64 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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