

Main Street

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

John German



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Guide Price £275,000

A stylish and contemporary first floor apartment located in the heart of the village, with easy access to nearby shops, eateries and pubs. Offering access to the nearby A38, linking to Burton, Lichfield and Birmingham.

Situated in the heart of this highly desirable village boasting superb schools, pubs and parks is this beautifully presented first floor apartment, having undergone thorough cosmetic improvements by the present owner.

Entering through the communal passageway to the front, you are greeted by the maintained courtyard, with stairs rising to the first floor and the entrance to the apartment.

The hallway is a bright and inviting space, leading off to the bedrooms and to the main living area in the opposite direction.

The open plan living area is an impressive space, boasting dual aspect double glazed windows with fitted electric blinds. The kitchen comprises both wall and base level units with contrasting work surfaces over, tiled splashbacks, an inset sink and drainer unit, a centrally located oven, induction hob and overhead cooker hood. Offering a superb open plan style of living, the space needs to be seen to be appreciated.

Continuing through, the door to the principal bedroom is inlaid with copper, providing a striking and individual finish. A generously proportioned double bedroom, there are recessed spotlights with the powder coated radiator situated beneath the double-glazed window to the front aspect.

Opposite the bedroom, there is a useful and sizeable storage cupboard – again having copper inlaid doors.

The second bedroom is also well-proportioned, with a double glazed window and further powder coated radiator, it is accessed from the shower room, and is currently utilised as a dressing room/walk in wardrobe.

With obscured glass door and access from the hallway, the shower room has been refitted with a high-quality suite, boasting fired earth tiles and a Grohe suite, comprising a wall hung toilet, hand wash basin and walk in shower. There are recessed spotlights to the vaulted ceiling, as well as an extractor.

In addition to the stylish doors, the property has also had skirting boards and sill boards replaced with Birch plywood – offering a contemporary and modern finish.

Externally, in addition to the communal courtyard, there is parking to the rear, with the property having one allocated space.

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

The apartment has a long lease that commenced in 2015 for a term of 999 years. Each apartment owner takes a 20% share of the Freehold owning company (Byrkley Mews Management Company Ltd) and have joint responsibility to manage service charges of common costs for external electrics and maintenance of common areas. There is a service charge payable of £60 per month, with a peppercorn rent.

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/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/14092022 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A







Agents' Notes

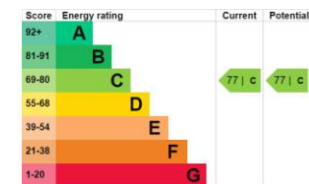
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

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