

Willow Road

Barton-Under-Needwood, Staffordshire, DE13 8LW



Lovely three bedroomed semi in a highly-regarded village location within John Taylor catchment, and a fantastic range of amenities all within easy reach, together with excellent transport links provided by the A38.

£220,000

John German

This lovely three bedroomed semi detached home enjoys a favourable plot with good driveway to side and front garden, together with double glazing throughout and cavity wall insulation.

Front entrance door opens into welcoming porch which in turn leads to the light and spacious lounge, having understairs alcove, staircase off to the first floor and a door leading through to the kitchen/diner.

The dining area enjoys views over the rear and access out via patio doors.

The kitchen is fitted with a range of base and eye level units with work surfaces over, cooker, washing machine, space for further appliances, and windows to both the rear side elevation.

To the first floor landing, doors lead off to three bedrooms, with the second bedroom benefiting from built-in wardrobes. Master bedroom furniture may be available via separate negotiation.

Bedroom three is a comfortable single.

Completing the accommodation is the family shower room which is fitted with a suite comprising shower cubicle and a fitting unit including wash basin and WC.

The gardens to the rear feature a paved terrace, shaped lawns and a timber shed.

Side access is given via gate and there is also a useful outdoor tap.

The central heating and hot water are supplied via a combination boiler.

The property is available with no upwards chain.

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.

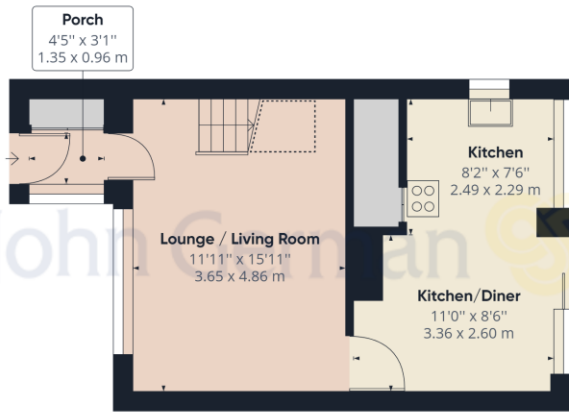
Useful Websites:

www.gov.uk/government/organisations/environment-agency

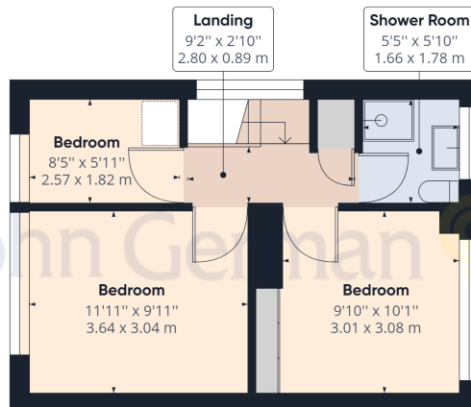
www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/28092022

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



Ground Floor Building 1



Floor 1 Building 1

John German

Approximate total area⁽¹⁾

748.13 ft²
69.50 m²

Reduced headroom

14.44 ft²
1.34 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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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