

Park Road

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

John German





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£425,000

A beautifully presented and extended detached house which is situated on this highly sought-after road within this ever-popular village.



Barton-under-Needwood is undoubtedly one of the most popular villages in Staffordshire. It has a thriving range of country village pubs, wine bars, shops, post office, doctors surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

Accommodation - Step inside the reception hall with feature wall covering to one wall and a guest's cloakroom off having a two-piece suite, tiled splash backs and tiled floor.

The delightful and extremely spacious lounge and dining area has a wide front facing bow window, a attractive marble fireplace with coal effect fire and a very useful walk-in cupboard/small office. The dining area has stairs rising to the first floor and patio doors to the particularly spacious conservatory that enjoys views and gives access to the lovely rear garden.

The tastefully presented kitchen has an appealing range of painted style high and low level units with contrasting wood effect work surfaces and a ceramic one and a half bowl sink and drainer. There is space and provision for domestic appliances and an under stairs pantry.

The first floor landing has a cupboard and gives access to four bedrooms, the principal bedroom has an excellent range of double depth built in wardrobes and bedroom three has a built in wardrobe/cupboard. Completing the first floor is a beautifully appointed bathroom with exquisite contrasting tiling, a shaped bath with shower having both conventional and waterfall heads and shower screen, a circular wash bowl on a work surface with a cupboard beneath, WC, chrome accessories and downlighting.

The property stands back from the road beyond an attractive front garden with a long side drive having gates leading to a tandem length double garage.

The charming rear garden has a spacious sun deck and a slightly raised lawn with established borders.

Note: The lounge and dining area was extended to the front of the property, we are not aware of the dates or any relevant paperwork.

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.

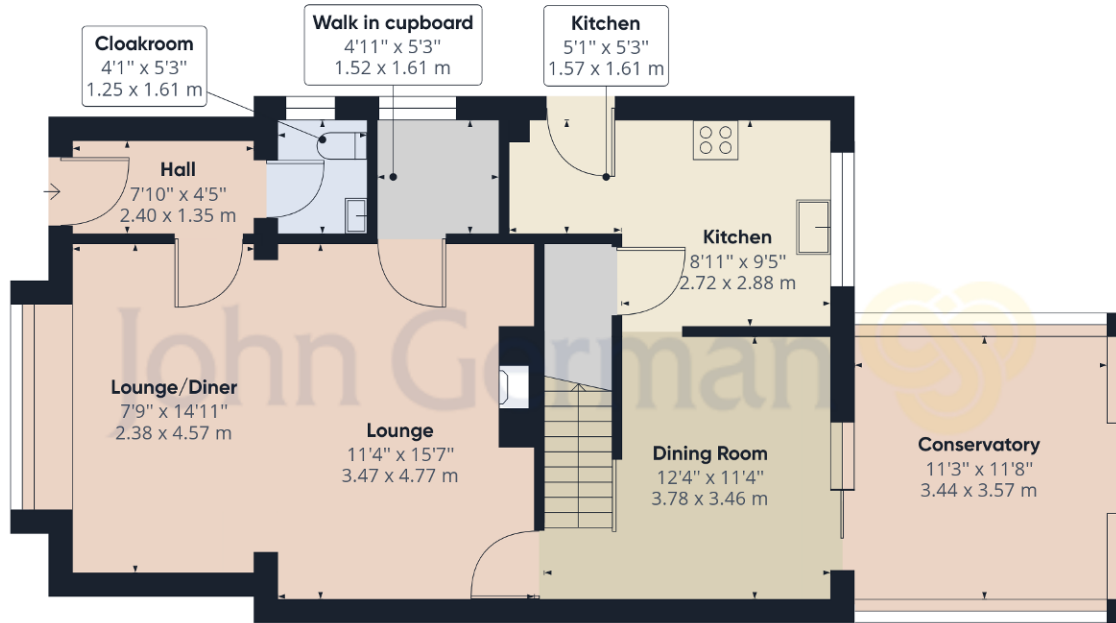
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststafsbcc.gov.uk

Our Ref: JGA/13012023

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





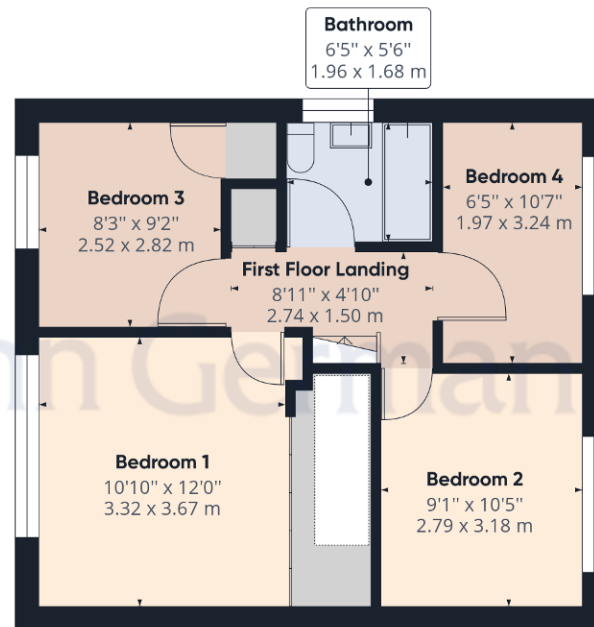


Ground Floor

Approximate total area⁽¹⁾

1295.02 ft²

120.31 m²



(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.



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		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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