

# The Green

Barton Under Needwood, Staffordshire, DE13 8JD



A lovely Victorian semi-detached with long garden backing onto fields, set in a desirable village location with two reception rooms, fitted kitchen, bathroom, two double bedrooms plus dressing room/study.

£260,000

John German 

This charming Victorian semi detached enjoys a lovely position on The Green, a well sought after road in Barton Under Needwood with a popular pub just a stone's throw away and in walking distance of the village centre where there are a wide range of shops and facilities on offer including a choice of pubs, Co-op, doctors, cafes, places to eat and the popular Barton Marina.

Set behind a small front garden with front entrance door opening into a lovely sitting room with high ceilings and bay window framing views to front with a fire surround providing the focal point and fitted meter cupboard to side.

A door leads through to an inner hallway with staircase off to first floor and leads onto the lounge with fire surround providing the focal point, window framing views to rear and a really good sized understairs cupboard providing plenty of storage and door leading through into the kitchen.

The fitted kitchen is equipped with a range of base and eye level units with worksurfaces over with window to side and side door off to a glazed conservatory, ideal for enjoying the views of the garden.

Completing the ground floor accommodation is the bathroom with corner bath, shower cubicle, pedestal wash hand basin and door into a separate WC with window to side.

To the first floor, the landing has doors leading off to two good sized double bedrooms. The front bedroom, generous in its proportions, while the second bedroom, again also a decent double has a doorway leading through to a dressing room/study with first floor WC off.

The garden to the rear of the property is a particular highlight with a paved terrace, ideal for outside dining, shaped lawns and well established borders. At the top of the garden where there is a greenhouse and shed, you are greeted with fantastic views across fields to rear.

The buyers should note that the property has right of way across the neighbouring property giving side access.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/15022023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 42   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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John German  
21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

#### 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.

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