

Grove Mews

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

John 
German





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£415,000



This superb village home enjoys a splendid balance of character with a fantastic layout, ideal for modern life. The property boasts many highlights including an impressive dining/kitchen/garden room, a stunning beamed lounge with log burner, 3 good sized bedrooms, gardens, parking & garage.

This character home with 1700's origins is situated in a highly-regarded Staffordshire village with an excellent range of amenities close by including shops, public houses, Barton Marina, dentist and doctors' surgery plus schooling for all ages including the renowned John Taylor High School. The nearby A38 provides access to the larger centres including Lichfield, Burton Upon Trent, Birmingham and Derby plus the motorway network, rail links and airports.

Accommodation;

A half-glazed door opens into the reception hall with stairs rising to the first floor and doors leading off.

On your right is a cosy lounge which has a beamed ceiling, log burner set in an exposed brick chimney breast adding to that character feel and French doors overlooking and giving access to the rear garden.

A real highlight of the property is the open plan dining room/kitchen/garden room/utility which combines four areas together. The kitchen is well equipped with a range of base and eye level units together with integral appliances including a hob and a double oven, plus space for further appliances.

Completing the ground floor accommodation is a guest WC/cloakroom fitted with a two-piece suite.

To the first floor, the landing has doors leading off to the three bedrooms and a family bathroom fitted with a three-piece suite.

The wonderful master bedroom has a bay window framing views over garden and benefits from an en-suite refitted with a shower cubicle and a wash basin. Bedroom two is a good-sized double with views over rear garden and bedroom three is again a double with a high ceiling.

Outside, the rear garden is well established with two shaped lawns and borders. To the front there is parking space together with a garage having light and power.

This superb home is set well back from Station Road off a private road.

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/27042023







John German
Estate Agents & Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent



