

# Beech Road

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



This three bedroom semi detached home in the sought after village would make an ideal first home for a family looking to put their own stamp on. The property itself is ideally located, only a short walk to the high street, local parks and John Taylor High School.

Offers Over £215,000



John German

The first thing you will notice is the great parking options this home has, with a large single garage which has a shopper's entry in to the kitchen as well as a driveway.

The front door takes you into a spacious entrance hall, where stairs rise to the first floor and doors lead off to the kitchen and lounge.

To the right is the well equipped kitchen/diner having wall and base units work surfaces over, integrated fridge freezer, oven, hob, extractor and space for a washing machine. There is ample room for a small dining table also.

The lounge is on the left as you enter the property, this light filled extra spacious room is a great space to relax with the family and gives direct access to the lovely secure rear gardens.

The garden is a fantastic tranquil space for the children to play and adults to entertain, it is a blank canvas and waiting for you to put your own stamp on it.

Off the first floor landing, the master bedroom is a great size and comes complete with huge built in wardrobes and dressing table. The second and third rooms are also spacious and would make fantastic children's bedrooms.

The bedrooms are serviced by a modern renovated shower room, it comes complete with WC, sink and large modern shower.

This property is an ideal entry home into the wonderful village of Barton under Needwood and will be sure to attract lots of attention.

**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)

**Our Ref:** JGA/12062023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 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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