

# Meadow Rise

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



A substantial detached four bedroom family home on a lovely established garden plot, ready for modernisation with a delightful open aspect to the rear. John Taylor catchment area.

NO UPWARD CHAIN

£480,000

John German

The village offers a wide range of amenities including shops, post office, public houses, 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.

Built in the late 1960's, the property offers substantial accommodation and is now ready for modernisation. Set on a delightful established plot with gardens wrapping around the side and rear.

Step inside a generously sized reception hall where stairs rise to the first floor and doors lead off to the accommodation including a guest's WC.

The rear facing lounge has a focal point fireplace and a sliding door to a compact conservatory. Also off the lounge is a separate dining room also overlooking the rear garden. Lying adjacent is the kitchen having a range of base and eye level units with work surfaces over, good sized alcove, an under stairs cupboard and dual aspect windows to the front and side.

The property has a single storey extension to the side however this has experienced movement and would need removing and replacing. On the first floor there are four bedrooms, the master is a substantial sized room with fitted wardrobes and a large alcove with fitted units and wash basin, offering potential space for an en suite.

Completing the first floor is the family bathroom having a three piece suite.

The house stands on a large plot, to the front is a driveway to the front gives access to two single garages both of which have electric up and over entrance doors.

To the side and rear are well established gardens that are predominantly laid to lawn surrounded by mature trees and shrubs.

**Note:** We understand the single storey extension is no longer fit for purpose and having experienced movement it would need removing and replacing. A structural report is available upon request.

**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/21062023

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



Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
1806.14 ft<sup>2</sup>  
167.80 m<sup>2</sup>

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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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