

# Main Street

Barton Under Needwood, Staffordshire, DE13 8AB

John German





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£750,000

An outstanding home standing on a substantial, established south facing plot in a highly sought-after village position with a large front garden and driveway. Highlights include two reception rooms, breakfast kitchen, conservatory, utility, study, three first floor bedrooms and en suite plus bathroom. No upward chain.



Situated in a fabulous spot on the edge of Barton under Needwood is this beautiful 1950's family home standing on a substantial garden plot with southerly aspect to rear together with a good expanse of frontage with a large driveway, established gardens and open aspect towards the Knoll at the front. Handily situated just a short walk away from the village centre where there are a range of shops, places to eat and pubs on offer together with excellent school catchment provided by the John Taylor Academy. Of course there is also the popular destination of Barton Marina, perfect for a canal side walk or enjoying a drink with views of the marina and there are excellent transport links provided by the A38 and A50 and good train links from the cathedral city of Lichfield to London.

Situated behind a large expanse of driveway with a studded front entrance door opening into a grand reception hallway with staircase off to first floor and doors leading off. The dining room has window framing views to front while the lounge enjoys a position to the rear of the property with views across those established rear gardens. Off the hallway there is a useful study which could also be utilised as a ground floor fourth bedroom but offers an ideal place to work from home.

There is a good sized fitted dining kitchen equipped with a range of base and eye levels units with work surfaces over, space for appliances and a white two oven aga providing the centre piece. There is plenty of space for a dining/breakfast table, window framing views across the rear gardens and a good sized pantry providing fantastic storage. Off the kitchen is the conservatory with French style doors opening out to rear which also leads out to a useful utility room with additional appliance space with internal door opening through into the garage which has timber opening front entrance door and is perfect for a car enthusiast with an inspection pit. Completing the ground floor accommodation is the guest WC off the hallway with low level WC.

To the first floor, the landing enjoys a large picture window on the stairwell framing views to front and views down to the hallway with fitted storage cupboard and doors leading off to three bedrooms. Bedroom one is a generous double with fitted storage and an en suite bathroom with panelled bath, pedestal wash hand basin, WC and chrome towel rail/radiator. Bedroom two is an equally impressive double with plenty of storage provided by two built in cupboards and with window to side while bedroom three again with fitted storage has fabulous south facing views across the rear gardens. There is a family bathroom with bath, pedestal wash hand basin, WC and towel rail/radiator.

The rear gardens are an outstanding feature of this home, substantial in the proportions with well established borders, a good stretch of lawn together with a wide paved terrace, ideal for enjoying spring and summer days. There is a timber storage shed, greenhouse and side entrance via gate.

Agents note: Probate has been applied for but not yet granted.

**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.

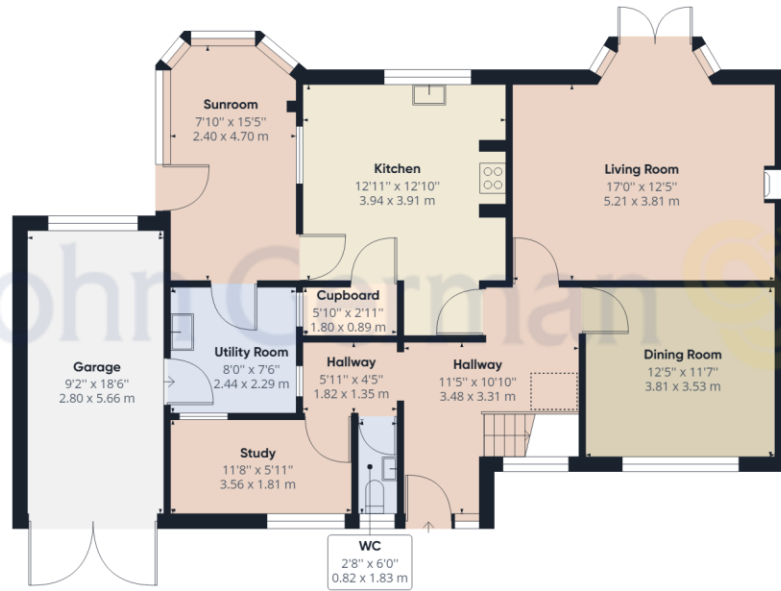
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/22032023

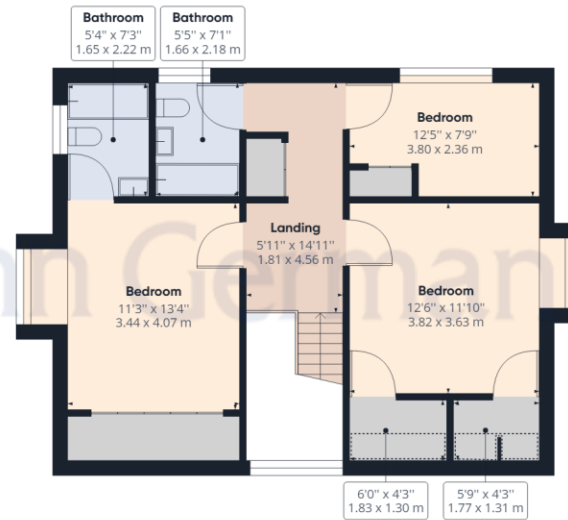
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G







Ground Floor



**Approximate total area<sup>(1)</sup>**

1858.30 ft<sup>2</sup>

172.64 m<sup>2</sup>

**Reduced headroom**

31.00 ft<sup>2</sup>

2.88 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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		77   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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