Willow Road

Barton Under Needwood, Staffordshire, DE13 8LW





Situated in the wonderful village of Barton Under Needwood, this well presented 3 bedroom semi detached home will suit a multitude of buyers from first home buyers, families and investors.

£257,000





Situated on a generous comer plot, the property comes with an abundance of parking on the drive and a single garage. Located dose to all Barton has to offer induding local shops, eateries and in the catchment for the popular John Taylors chool.

As you approach the home you will notice the amount of parking it has to offer. Upon entering the front door you are welcomed by a long entrance hall with storage cupboards and doors leading off.

The main living room is situated at the end of the hall, this spacious room overlooks the rear gardens and has a lovely airy feel.

Through the lounge you enter the well sized kitchen which benefits from a good amount of work space, wall and base mounted units and appliance spaces. The kitchen itself overlooks both the living room and the separate dining space. This has potential to be opened up to create an open plan area if desired.

The dining space overlooks the front of the home and is a great space for entertaining family and friends.

Climb the stairs to the landing which gives access to three bedrooms and family bathroom.

The master bedroom is very generous and is a great spot to retire to after a long day. The second bedroom is also a double while the third is a single and would make an ideal home office or nursery.

The bedrooms are serviced by a well maintained family bathroom. The bathroom comprises large modern shower, floor to ceiling tiling, wash hand basin and WC.

The lush rear garden comprises a large paved patio area, green lawns and mature plants. The garden is an ideal size for children to play but without taking too much time to maintain.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

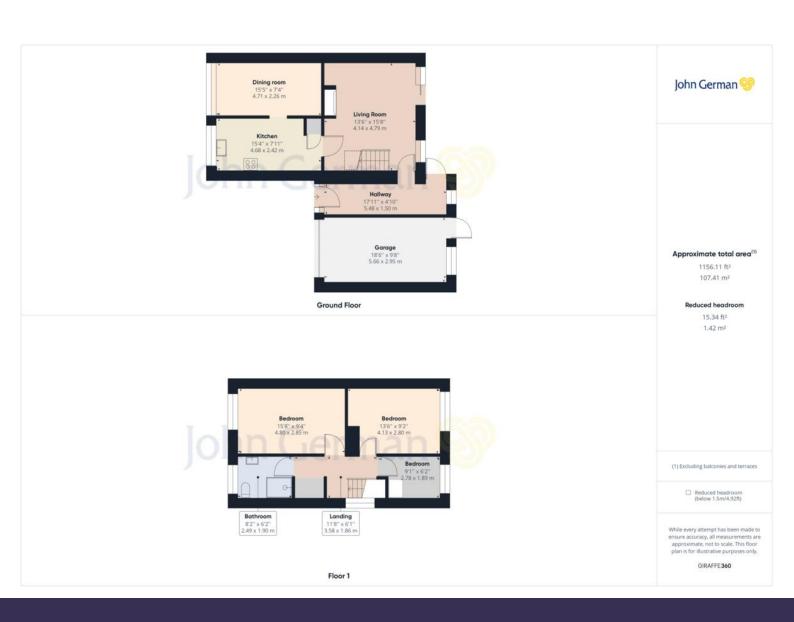
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

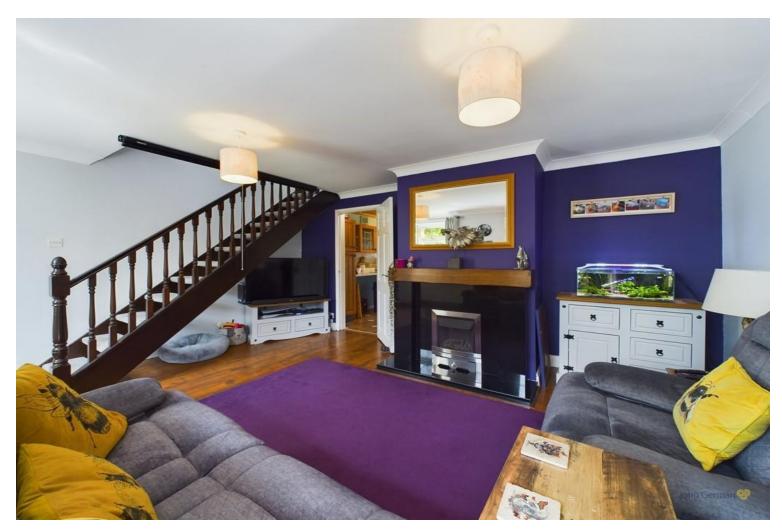
Useful Websites:

www.gov.uk/govemment/organisations/environment-agency www.eaststaffsbc.gov.uk

Our Ref: JGA/03082023

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



















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 ontact the oftice and wewlil 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.

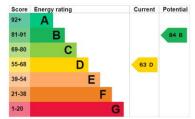
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.



OnTheMarket

rightmove 🗅





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 **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent