

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



John German 

Situated on a generous corner plot, the property comes with an abundance of parking on the drive and a single garage. Located close to all Barton has to offer including local shops, eateries and in the catchment for the popular John Taylor school.

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 workspace, 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/government/organisations/environment-agency

www.eaststffsbcc.gov.uk

Our Ref: JGA/03082023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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

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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