

# Westmead Road

Barton-under-Needwood, Burton-on-Trent, DE13 8JP

John   
German





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Guide Price £425,000



**A deceptively spacious family home that has undergone extensive renovation and extension including an impressive family friendly kitchen/diner, enjoying a superb cul de sac position in this highly regarded village.**

Having previously undergone extensive renovation and extension, this spacious and stylish family home enjoys a fantastic village setting. Barton under Needwood 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.

Set back from the road with a gravelled hardstanding offering off road parking for multiple vehicles. A double glazed entrance door opens to the hallway where stairs rise to the first floor, engineered oak flooring runs through and doors open to the downstairs rooms.

The ground floor offers a versatile layout, starting with the lounge being an impressive size and having a large double glazed window to the front.

Double doors open to what is undoubtedly the heart of this home – the stunning kitchen/diner that is flooded with natural light from skylights, window and patio doors to the rear. There are an extensive range of stylish high gloss units, with complementary counter tops alongside a central island incorporating a breakfast bar. Integrated appliances include an induction hob, oven, overhead cooker hood, dishwasher, washing machine and space for an American style fridge/freezer.

In addition, the downstairs has a well-proportioned bedroom/reception room which is currently utilised for home working space. This is adjacent to the downstairs shower room, having an enclosed shower cubicle, WC, hand wash basin and heated towel rail.

To the first floor, the landing has doors to three further bedrooms and the family bathroom. Bedroom one is an excellent double incorporating a range of integrated storage and the benefit of its own en suite having a stylish suite with enclosed shower cubicle, WC, vanity hand wash basin, heated towel rail and skylight. Bedrooms two and three both host double beds and offer views out over the rear aspect. These are serviced by the contemporary family bathroom which is largely tiled with a freestanding bath, low level WC, vanity hand wash basin and heated towel rail. There are also LED strip lights and spot lights to the ceiling – in addition to the natural light provided by the skylight.

Externally, the rear garden is a fantastic size incorporating a patio, decked area and lawn. There is pedestrian side access to the detached garage, which also has an up and over door to the front.

**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/13092023

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





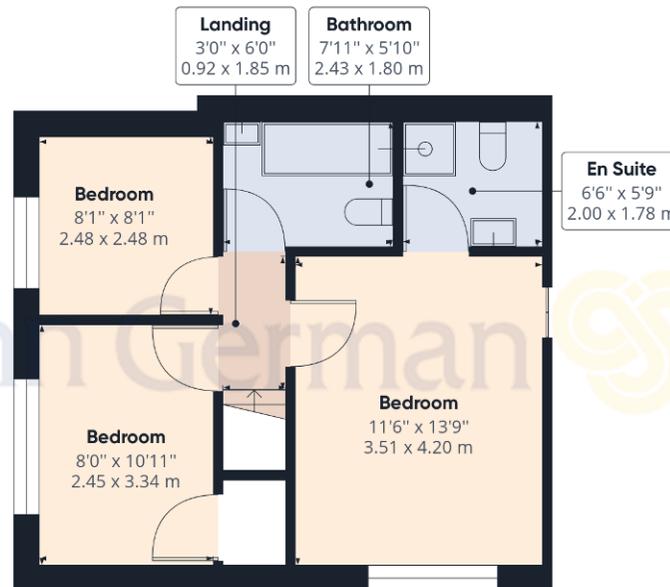


Ground Floor

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

1271.63 ft<sup>2</sup>

118.14 m<sup>2</sup>



Floor 1

(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.

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### 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		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



### John German

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