

Park Road

Barton Under Needwood, DE13 8DD



A lovely semi detached home offering the perfect first time buy in a desirable village location with excellent school catchment. Ready to move into with driveway, gardens, entrance hall, fitted kitchen, spacious lounge, two bedrooms and family bathroom.

Offers Over £200,000



John German

Situated in the highly desirable village of Barton Under Needwood is this lovely semi detached home, perfect for those seeking to get onto the property ladder or those looking to downsize. Benefitting from a well sought after address on Park Road, the property sits in easy walking distance to the centre where there is a wide range of facilities and amenities on offer including a choice of pubs, places to eat, cafes, shops and doctors, together with John Taylor School catchment. This is a fantastic affordable village home.

Set behind a front garden and long driveway with the front entrance door opening into the hall with window to side, door to lounge and archway opening into the fitted kitchen.

The kitchen is equipped with a range of base and eye level units with work surfaces over, integrated electric oven, hob and extractor hood. There is space for a fridge freezer and washing machine, a wall mounted Glow Worm gas central heating boiler and window framing views to front.

The lounge has a fire surround providing the focal point with electric fire and wide French doors opening out to the rear garden which feature a paved terrace, path, shaped lawns and side entrance via gate.

To the first floor, the landing has a loft hatch and doors leading off to two bedrooms and the bathroom. The master bedroom is a particularly spacious double with window facing the rear while bedroom two, a comfortable single with the benefit of two built in storage cupboards, including the airing cupboard, and window to front.

The bathroom has a white suite comprising bath with shower over and shower screen, pedestal wash hand basin, WC and window to 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

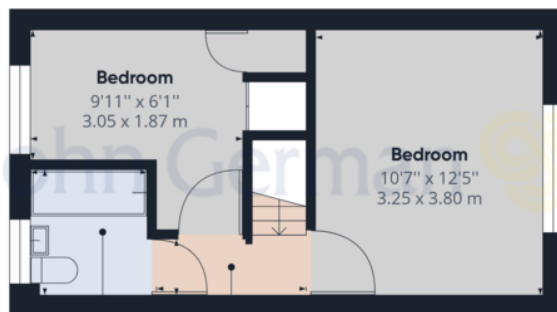
www.eaststaffsbc.gov.uk

Our Ref: JGA/14092023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

566.05 ft²
52.59 m²

Reduced headroom

10.54 ft²
0.98 m²

(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.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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.

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