

# Ashtree Road

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

John  
German






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£315,000

A photograph of a link detached bungalow with a conservatory and a landscaped garden. The conservatory has large glass doors and windows, and is furnished with a table and chairs. The garden is well-maintained with a lawn, a paved path, and various plants and flowers. A blue fence is visible in the background.

**A wonderful substantially improved and extended link detached bungalow offering plenty of space with two reception rooms, breakfast kitchen, two double bedrooms, shower room, separate WC, a generous drive and lovely landscaped gardens.**

This exceptional bungalow is well worth a viewing to appreciate the beautifully presented and enhanced accommodation that is ready to move into, located on a quiet cul de sac. 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 behind an expansive block paved driveway providing plenty of off road parking and access to the garage which has an electric up and over front entrance door.

Step inside the entrance hall with a tiled floor and doors leading off. A light and spacious lounge has a fire surround housing an electric fire and an archway into the dining room.

The breakfast kitchen is fitted with an attractive range of base and eye level units with contrasting worksurfaces over incorporating a breakfast bar, an eye level double oven, hob and extractor hood. The dishwasher is also to be included in the sale and there is space for further appliances. A window overlooks the side and a door opens into the inner hall having a storage cupboard housing an upgraded Worcester gas central heating boiler (installed in 2022). Off this hall is a separate WC fitted with a two piece suite, tiled floor and walls.

The well appointed shower room is fitted with a modern three piece suite, tiled floor and walls. It can be accessed off the hall or the master bedroom.

There are two double bedrooms both of which overlook the rear garden.

To the rear is a paved terrace ideal for outdoor dining that extends into a pathway running alongside a neat shaped lawn surrounded by pretty established borders.

**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/18092023

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







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

1147.10 ft<sup>2</sup>  
106.57 m<sup>2</sup>

(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.



### 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		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield  
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