

Westmead Road

Barton Under Needwood, DE13 8JR



For sale with no upward chain is this spacious dormer bungalow with John Taylor catchment. Features include a light lounge, kitchen/diner, ground floor double bedroom & wet room style shower room, manageable gardens, driveway and garage. Perfectly placed for the village centre.



£270,000

John German

Situated in the sought after village of Barton Under Needwood, popular for its John Taylor catchment together with a vibrant village centre with a choice of pubs, places to eat and plenty of amenities including shops, doctors and post office.

This certainly is a property that could suit a variety of buyers from downsizers to family homeowners, with the property being available with the advantage of no upward chain.

Set behind a front garden and driveway, the side entrance door opens into an L shape hall with two useful storage cupboards and doors leading off.

There is a light and spacious lounge with a large picture window framing views to front, fire surround providing the focal point and door through to a fitted kitchen.

The kitchen is equipped with a range of base and eye level units with work surfaces over, space for appliances and integrated oven and hob. A wide archway creates an open plan feel through to the dining area with patio doors opening out to rear which is laid to lawn, and a side entrance door into the garage with a useful outhouse/storeroom.

On the ground floor there is a double bedroom with wet room style shower room.

To the first floor, there is a landing leading to two further bedrooms with a particularly generous master bedroom which has a built in wardrobe.

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/11102023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

980.70 ft²

91.11 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Agents' Notes

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