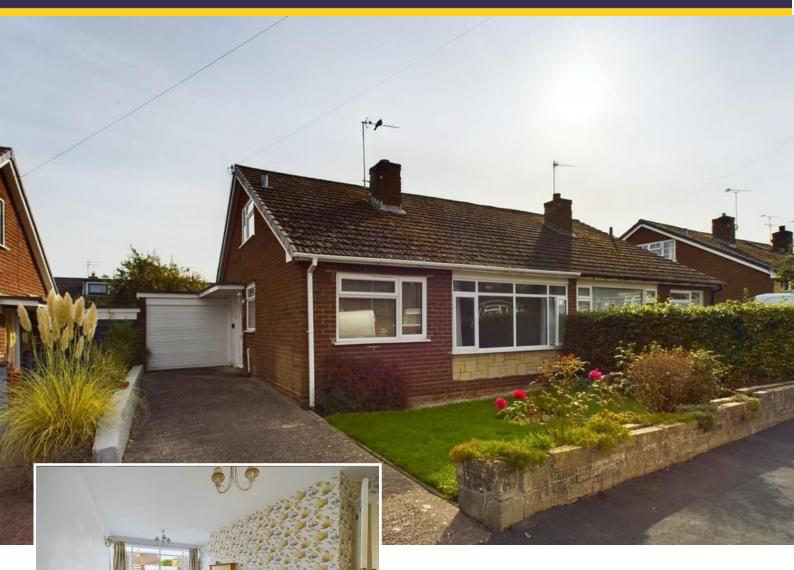
Westmead Road

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



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.

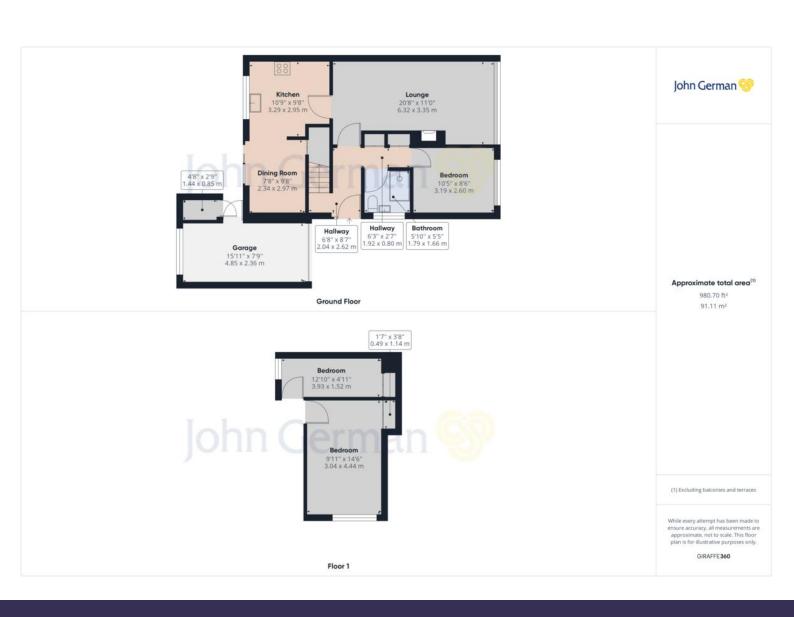
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

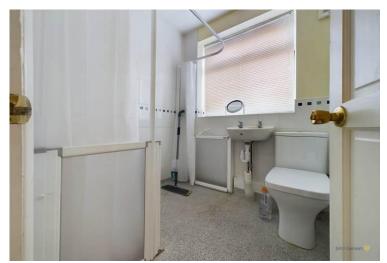












John German 🧐





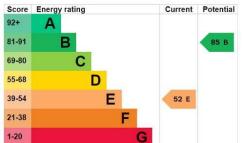
Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to 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.

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. Inmaking 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.









John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk



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