

# Park Road

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

John   
German



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£299,950

**This well presented detached bungalow is ready for its new owners, featuring a large garage, generous gardens and is ideally located close to local shops, pubs and eateries. Ideal for a downsizer or savvy investor.**

Barton under Needwood offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina, Red Carpet Cinema 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.

As you pull up to the home you instantly see the large driveway and garage. As you enter through the front door you are welcomed by a small hallway with built in storage.

The kitchen is on the left hand side and overlooks the front and is well appointed with masses of storage and workspace. There is also a useful serving hatch that leads through to the open plan living/dining area that is generous in size and has great natural light from the front of the home. The room benefits from neutral décor and is carpeted.

The two bedrooms are a great size. The master bedroom is very generous and would have enough room for built in wardrobes and potentially an en suite to be built.

The secondary bedroom is ideal for a guest room or home office and has direct access to the rear garden. The rear gardens consist of a paved terrace, large lawn area and garden beds. You can also access the garage from the rear garden. The bungalow has side access to the rear garden and sits adjacent to the newly planted Queens canopy land.

The bathroom has a three piece suite including a bath with an overhead shower, WC and sink and also features full height tiling.

**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. The boiler was installed in 2019.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/26102023

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







## Agents' Notes

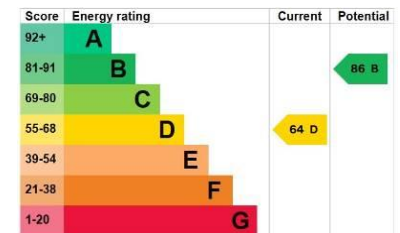
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



## John German

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